

EXHIBIT A – TRACT 1

SANITARY SEWER EASEMENT ABANDONMENT SMP

PORTION OF LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 6,515 square foot (0.1496 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, also being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being part of a 25 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "RLG INC" found at the southerly inner ell corner of said Lot 1, same being the north corner of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 10 minutes 43 seconds West, along a westerly south line of said Lot 1, same being the northwest line of said Tract 3, for a distance of 74.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE South 44 degrees 10 minutes 43 seconds West, continuing along a westerly south line of said Lot 1, same being the northwest line of said Tract 3, for a distance of 33.89 feet;

THENCE over and across said Lot 1 the following courses and distances:

North 03 degrees 21 minutes 49 seconds West, for a distance of 242.73 to a point for corner;

North 46 degrees 13 minutes 06 seconds West, for a distance of 19.49 to a point for corner;

North 43 degrees 46 minutes 54 seconds East, for a distance of 25.00 to a point for corner;

South 46 degrees 13 minutes 06 seconds East, for a distance of 29.30 to a point for corner;

THENCE South 03 degrees 21 minutes 49 seconds East, for a distance of 229.67 to the POINT OF BEGINNING and containing 6,515 square feet 0.1496 acres, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

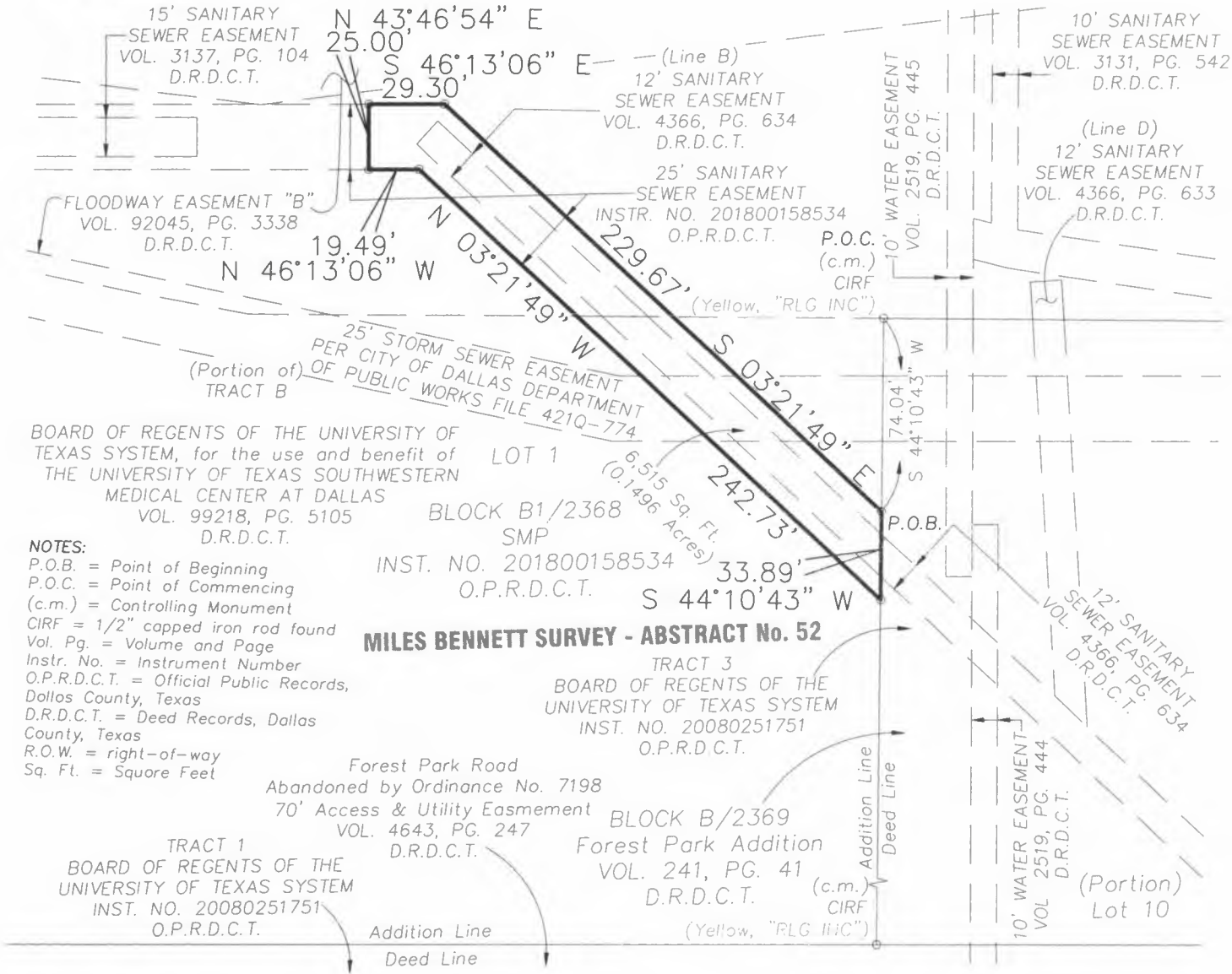
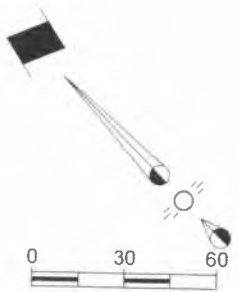
(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/23/24</u>
SPRG No.:	<u>6717</u>

Surveying Firm #101319-00
Engineering Firm #F-819

**ARS**
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 1

SANITARY SEWER EASEMENT ABANDONMENT
SMP
PORTION OF LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

MILES BENNETT SURVEY - ABSTRACT No. 52

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

(For SPRG use only)

Reviewed by:	A.G.
Date:	9/25/24
SPRG No.:	6717

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 2

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOTS 10 AND 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,959 square foot (0.1827 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lots 10 and 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract 1 and Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a 12 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 4366, Page 634, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "RLG INC" found at a southerly corner of said Lot 1, same being the north corner said Tract 3;

THENCE South 44 degrees 10 minutes 43 seconds West, along a westerly south line of said Lot 1, same being the northwest line of said Tract 3, for a distance of 82.81 feet;

THENCE North 03 degrees 22 minutes 19 seconds West, departing a westerly south line of said Lot 1, same being the northwest line of said Tract 3, for a distance of 233.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Lot 1, said Tract 3, and the aforementioned Tract 1, for the following courses and distances:

South 03 degrees 22 minutes 19 seconds East, for a distance of 669.85 feet to a point for corner;

North 46 degrees 09 minutes 54 seconds West, for a distance of 17.66 feet to a point for corner;

North 03 degrees 22 minutes 20 seconds West, for a distance of 656.90 feet to a point for corner;

THENCE North 86 degrees 38 minutes 11 seconds East, for a distance of 12.00 feet to the POINT OF BEGINNING and containing 7,959 square feet or 0.1827 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 3

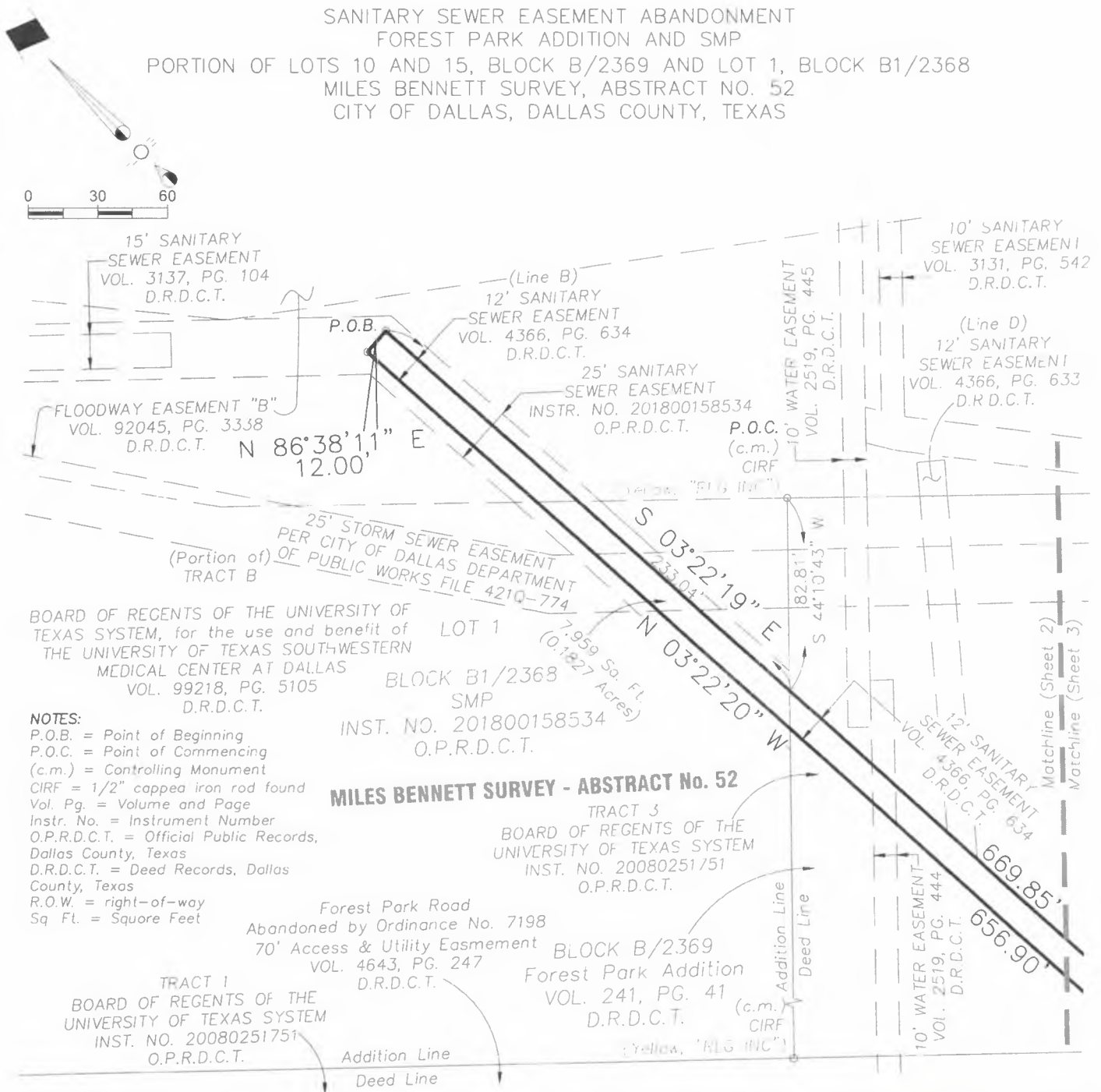
(For SPRG use only)	
Reviewed by:	<u>A. G</u>
Date:	<u>4.10.2025</u>
SPRG No.:	<u>6718</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 2

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOTS 10 AND 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq Ft. = Square Feet

MILES BENNETT SURVEY - ABSTRACT No. 52

TRACT 3
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

TRACT 1
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

Forest Park Road
Abandoned by Ordinance No. 7198
70' Access & Utility Easement
VOL. 4643, PG. 247
D.R.D.C.T.

BLOCK B/2369
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.6

Date: 4.10.2025

SPRG No.: 6718

Surveying Firm #101319-00
Engineering Firm #F-819



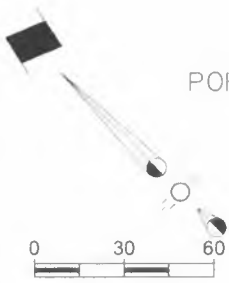
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 3

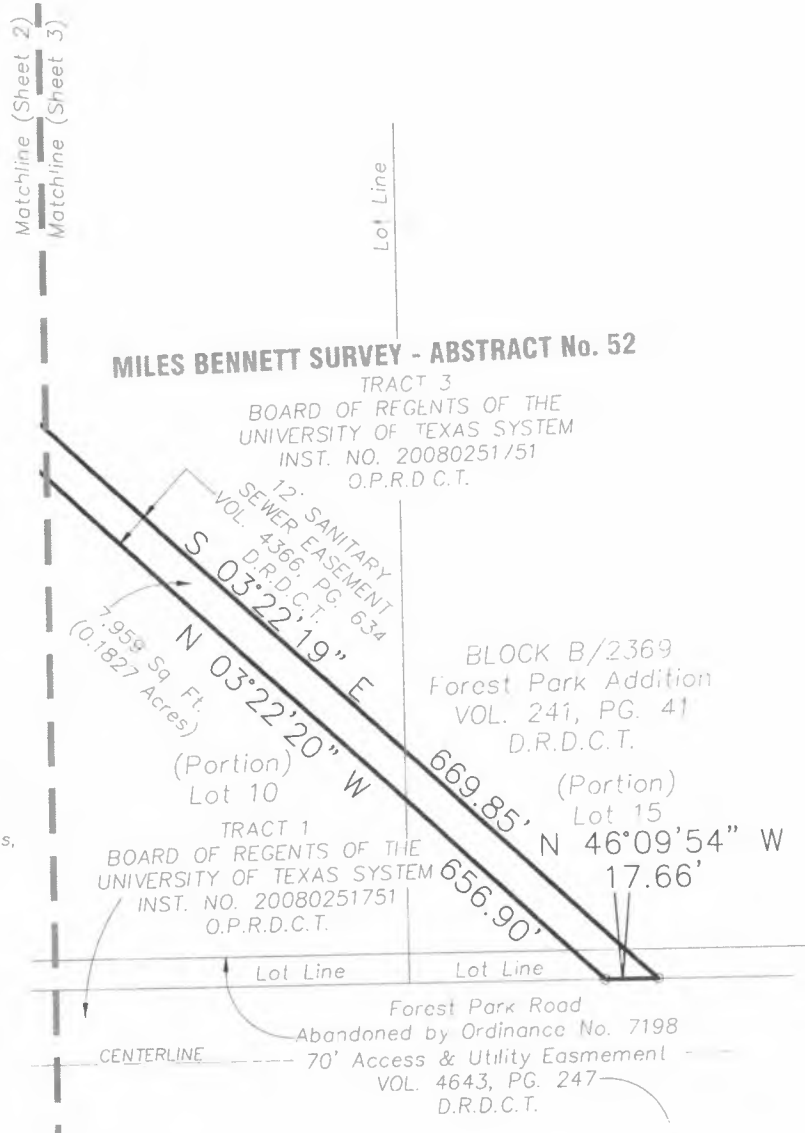
EXHIBIT A – TRACT 2



SANITARY SEWER EASEMENT ABANDONMENT
 FOREST PARK ADDITION AND SMP
 PORTION OF LOTS 10 AND 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
 MILES BENNETT SURVEY, ABSTRACT NO. 52
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

P.O.B. = Point of Beginning
 P.O.C. = Point of Commencing
 (c.m.) = Controlling Monument
 CIRF = 1/2" capped iron rod found
 Vol. Pg. = Volume and Page
 Instr. No. = Instrument Number
 O.P.R.D.C.T. = Official Public Records,
 Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas
 County, Texas
 R.O.W. = right-of-way
 Sq. Ft. = Square Feet



Basis of Bearings. STATE PLANE COORDINATE SYSTEM,
 TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
 DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A. G.
 Date: 4.10.2025
 SPRG No.: 6718

Surveying Firm #101319-00
 Engineering Firm #F-819



Scale: 1" = 60'
 Date: 9/6/2024
 Job No. 22-028

4-9-25

Sheet 3 of 3

ARS
 ENGINEERS, INC.
 3440 Sojourn, Suite 230
 Carrollton, TX 75006
 PH: (214) 739-3152

EXHIBIT A – TRACT 3

SANITARY SEWER EASEMENT ABANDONMENT FOREST PARK ADDITION AND SMP PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK B1/2368 MILES BINNETT SURVEY, ABSTRACT NO. 52

BEING a 1,989 square foot (0.0457 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 10, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract 1 and Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a 12 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 4366, Page 633, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "RLG INC" found at a southerly corner of said Lot 1, same being the north corner said Tract 3;

THENCE South 44 degrees 10 minutes 17 seconds West, along a westerly south line of said Lot 1, same being the northwest line of said Tract 3, for a distance of 82.81 feet to the intersection of said westerly south line of Lot 1, same being said northwest line of Tract 3, and the east line of Line B of a 12 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 4366, Page 634, Deed Records, Dallas County, Texas;

THENCE South 03 degrees 22 minutes 33 seconds East, departing said westerly south line of Lot 1, same being said northwest line of Tract 3, and said east line of Line B of a 12 foot sanitary sewer easement, for a distance of 91.31 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 3 and said Lot 1, for the following courses and distances:

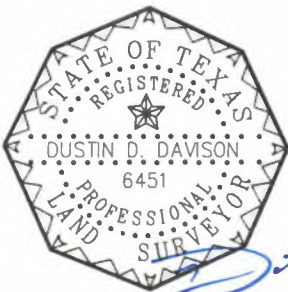
North 40 degrees 07 minutes 40 seconds East, for a distance of 159.39 feet to a point for corner;

South 49 degrees 52 minutes 19 seconds East, for a distance of 12.00 feet to a point for corner;

South 40 degrees 07 minutes 40 seconds West, for a distance of 172.03 feet to a point for corner;

THENCE North 03 degrees 22 minutes 19 seconds West, for a distance of 17.43 feet to the POINT OF BEGINNING and containing 1,989 square feet or 0.0457 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

(For SPRG use only)

Reviewed by: A. G
Date: 9/25/24
SPRG No.: 6719

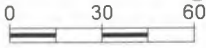
Surveying Firm #101319-00
Engineering Firm #F-819

 **ARS**
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 3

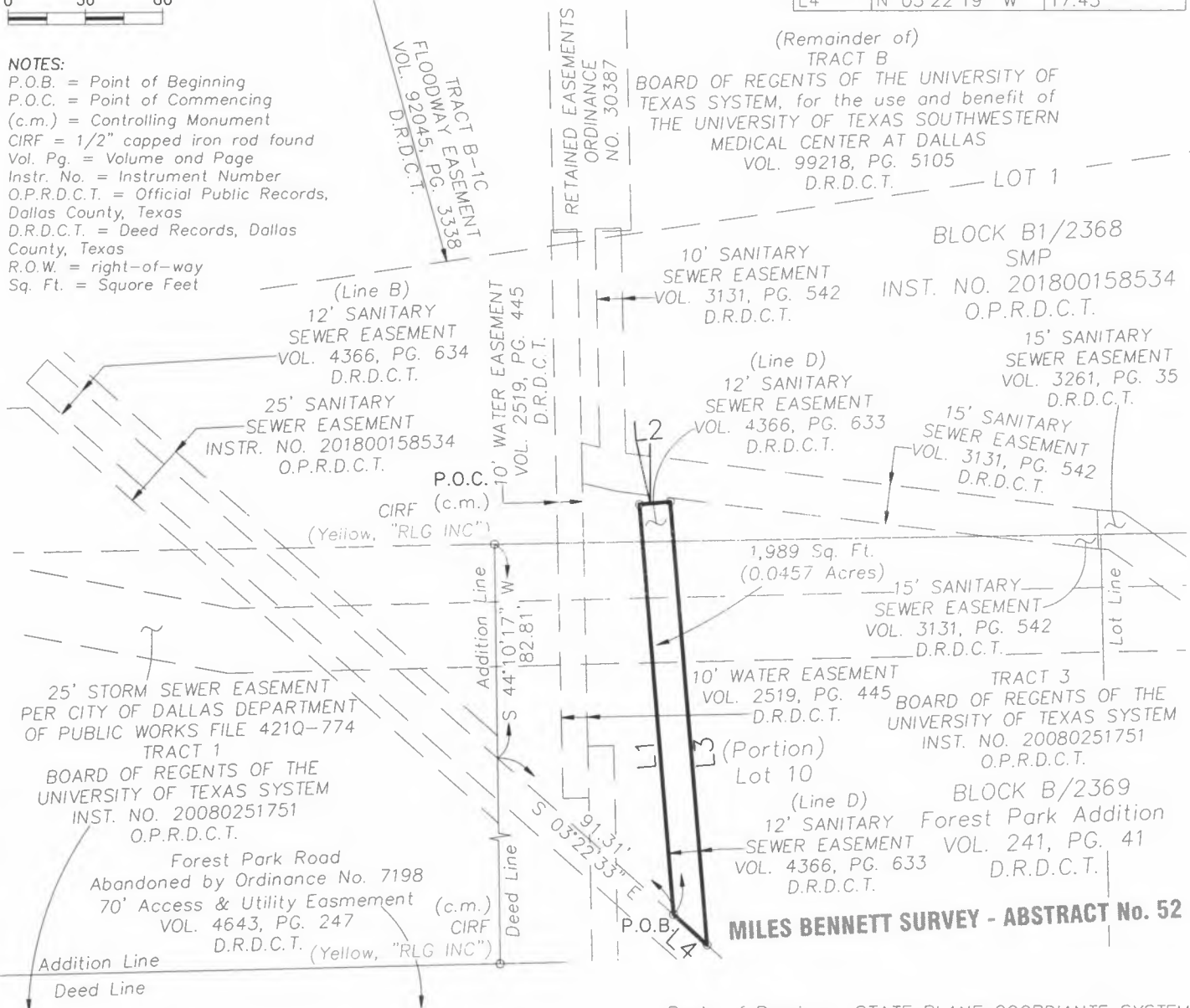
SANITARY SEWER EASEMENT ABANDONMENT FOREST PARK ADDITION AND SMP PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK B1/2368 MILES BINNETT SURVEY, ABSTRACT NO. 52

LINE	BEARING	DISTANCE
L1	N 40°07'40" E	159.39'
L2	S 49°52'19" E	12.00'
L3	S 40°07'40" W	172.03'
L4	N 03°22'19" W	17.43'



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet



Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6719</u>

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

EXHIBIT A – TRACT 4

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOTS 11, 12, 13, AND 14, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8,390 square foot (0.1926 acre) tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, same being a portion of Lots 11, 12, 13, and 14, Block A/5758, out of Forest Park Addition, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 241, Page 41, Deed Records, Dallas County, Texas, further being a portion of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being a 12 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 4366, Page 637, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch yellow capped iron rod stamped "RLG INC" found at a southerly corner of Lot 1 Block B1/2368 out of SMP, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, same being the west corner of that certain Tract 3 of land conveyed to said BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, also being in the northeast line of said Tract 1;

THENCE South 46 degrees 10 minutes 48 seconds East, along the northeast line of said Tract 1, same being the southwest line of said Tract 3, passing at a distance of 238.40 feet the southeast line of Lot 10, Block B/2369 of the aforementioned Forest Park Addition, same being the northwest line of Lot 15, Block B/2369 of said Forest Park Addition, continuing along the northeast line of said Tract 1, same being the southwest line of said Tract 3, for a total distance of 330.78 feet to a point in the northeast line of said Tract 1, same being in the southwest line of said Tract 3;

THENCE South 43 degrees 49 minutes 12 seconds West, departing the northeast line of said Tract 1, same being the southwest line of said Tract 3, over and across said Tract 1, passing at a distance of 10.00 feet, the southwest line of said Lot 15, continuing over and across said Tract 1, for a total distance of 60.00 feet to the POINT OF BEGINNING of the herein described tract of land, same being in the northeast line of the aforementioned Lot 14;

THENCE South 46 degrees 10 minutes 48 seconds East, continuing over and across said Tract 1 and along the northeast line of said Lot 14, for a distance of 16.98 feet to a point for corner in the northeast line of said Lot 14;

THENCE South 88 degrees 50 minutes 09 seconds West, departing the northeast line of said Lot 14, continuing over and across said Tract 1 and said Lot 14, for a distance of 145.57 feet to a point for corner;

THENCE South 43 degrees 50 minutes 09 seconds West, continuing over and across said Tract 1 and said Lot 14, passing at a distance of 517.07 feet the southwest line of said Lot 14, same being the northeast line of the aforementioned Lot 13, continuing over and across said Tract 1 and said Lot 13, passing at a further distance of 535.74 feet the northwest line of said Lot 13, same being the southeast line of the aforementioned Lot 12, continuing over and across said Tract 1 and said Lot 12, for a total distance of 554.61 feet to a point for corner;

(continued)

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: A.G.

Date: 4.10.2025

SPRG No.: 6720

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 4

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOTS 11, 12, 13, AND 14, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 46 degrees 09 minutes 51 seconds West, continuing over and across said Tract 1 and said Lot 12, for a distance of 12.00 feet to a point for corner;

THENCE North 43 degrees 50 minutes 09 seconds East, continuing over and across said Tract 1 and said Lot 12, passing at a distance of 37.54 feet the northeast line of said Lot 12, same being the southwest line of the aforementioned Lot 11, continuing over and across said Tract 1 and said Lot 11, for a total distance of 559.59 feet to a point for corner;

THENCE North 88 degrees 50 minutes 09 seconds East, continuing over and across said Tract 1 and said Lot 11, passing at a distance of 9.75 feet the southeast line of said Lot 11, same being the northwest line of the aforementioned Lot 14, continuing over and across said Tract 1 and said Lot 14, for a total distance of 138.54 feet to the point of beginning and containing 8,390 square feet or 0.1926 acres, more or less.



Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G.

Date: 4.10.2025

SPRG No.: 6720

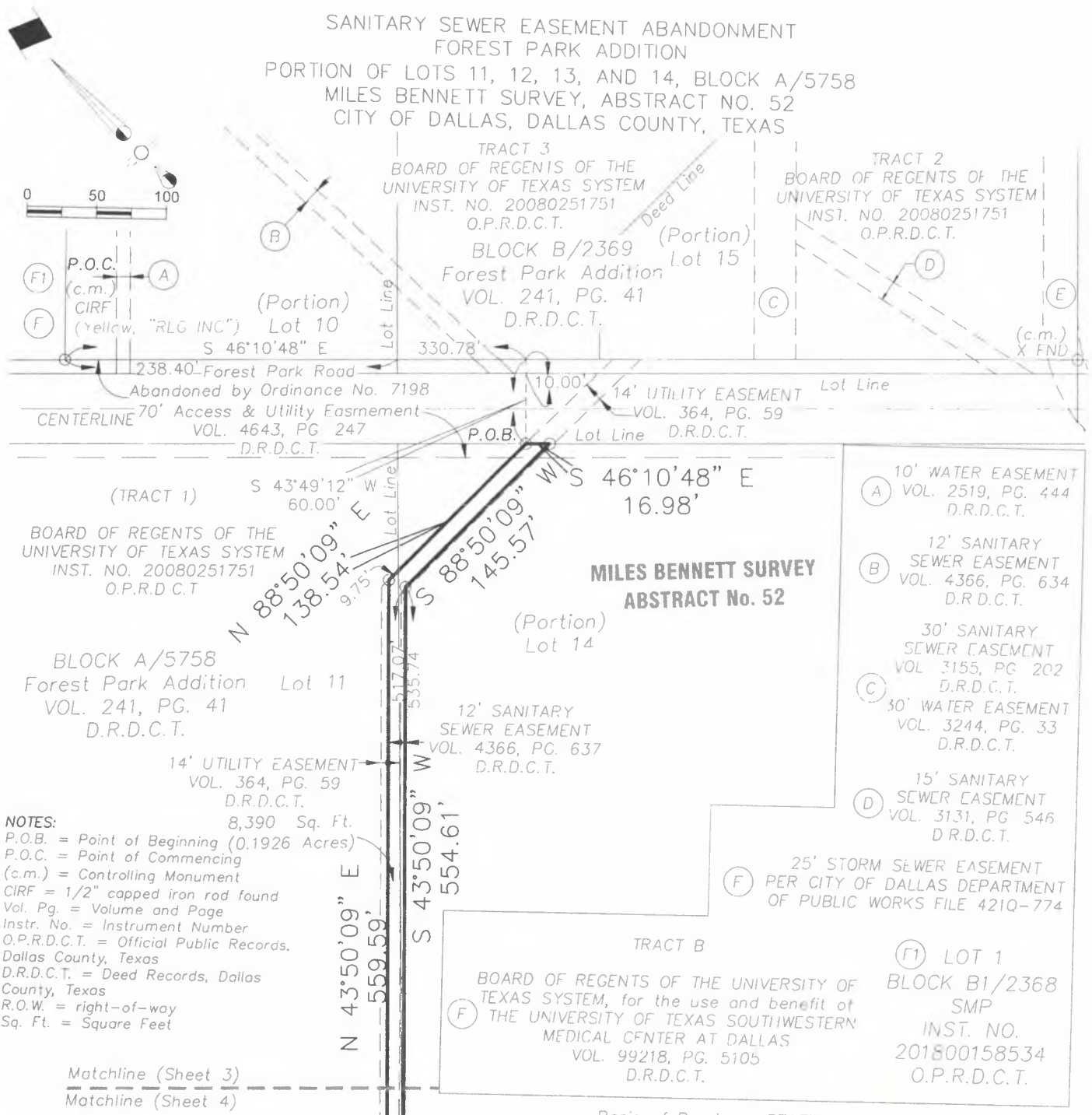
Surveying Firm #101319-00
Engineering Firm #F-819



Date: 1/23/2025
Job No. 22-028

Sheet 2 of 4

EXHIBIT A – TRACT 4



Scale: 1" = 100'
Date: 1/23/2025
Job No. 22-028

Sheet 3 of 4

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

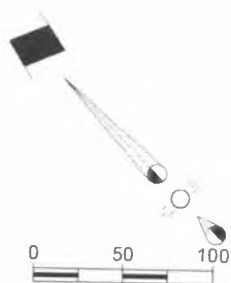
Reviewed by: A.S.
Date: 4.10.2025
SPRG No.: 6720

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 4



SANITARY SEWER EASEMENT ABANDONMENT FOREST PARK ADDITION PORTION OF LOTS 11, 12, 13, AND 14, BLOCK A/5758 MILES BENNETT SURVEY, ABSTRACT NO. 52 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**MILES BENNETT SURVEY
ABSTRACT No. 52**

Matchline (Sheet 3)
Matchline (Sheet 4)

Lot 11
14' UTILITY EASEMENT
VOL. 364, PG. 59
D.R.D.C.T.
N 43°50'09" E 559.59'
S 43°50'09" W 554.61'
8,390 Sq. Ft. (0.1926 Acres) (Portion) Lot 14

12' SANITARY
SEWER EASEMENT
VOL. 4366, PG. 637
D.R.D.C.T.

Lot Line

Deed Line

(TRACT 2)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 201300134097
O.P.R.D.C.T.

N 46°09'51" W 12.00'

(Portion)
Lot 12

BLOCK A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

(Portion)
Lot 13

(Remainder of)
(TRACT A)

BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM, for the use and benefit of
THE UNIVERSITY OF TEXAS SOUTHWESTERN
MEDICAL CENTER AT DALLAS
VOL. 99218, PG. 5105
D.R.D.C.T.

DEED LINE
INCREASE/EGRESS EASEMENT
VOL. 97086, PG. 1021
D.R.D.C.T.

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet



Scale: 1" = 100'
Date: 1/23/2025
Job No. 22-028

4-9-25

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G.
Date: 4.10.2025
SPRG No.: 6720

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 5

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,884 square foot (0.0892 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 10, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a 15 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3131, Page 542, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "RLG INC" found at a southerly corner of said Lot 1, same being the north corner said Tract 3;

THENCE South 45 degrees 49 minutes 43 seconds East, along a westerly south line of said Lot 1, same being the northeast line of said Tract 3, for a distance of 234.25 feet;

THENCE South 43 degrees 46 minutes 23 seconds West, departing a westerly south line of said Lot 1, same being the northeast line of said Tract 3, over and across said Tract 3, for a distance of 5.62 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 3 and said Lot 1, for the following courses and distances:

North 38 degrees 07 minutes 07 seconds West, for a distance of 188.48 feet to a point for corner;

North 31 degrees 31 minutes 21 seconds West, for a distance of 13.86 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 15.51 feet to a point for corner;

South 31 degrees 31 minutes 21 seconds East, for a distance of 7.24 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 84.43 feet to a point for corner;

South 46 degrees 13 minutes 36 seconds East, for a distance of 10.00 feet to a point for corner;

South 43 degrees 46 minutes 24 seconds West, for a distance of 86.98 feet to a point for corner;

South 38 degrees 05 minutes 22 seconds East, for a distance of 184.86 feet to a point for corner;

THENCE South 43 degrees 46 minutes 23 seconds West, for a distance of 15.05 to the POINT OF BEGINNING and containing 3,884 square feet or 0.0892 acres of land, more or less.

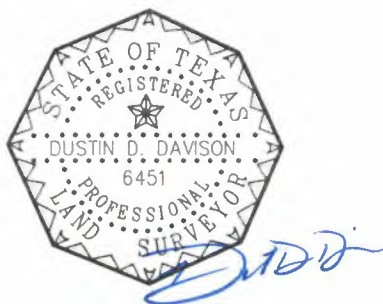
Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.F.
Date: 1.17.2025
SPRG No.: 6721

Surveying Firm #101319-00
Engineering Firm #F-819

 **ARS**
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152



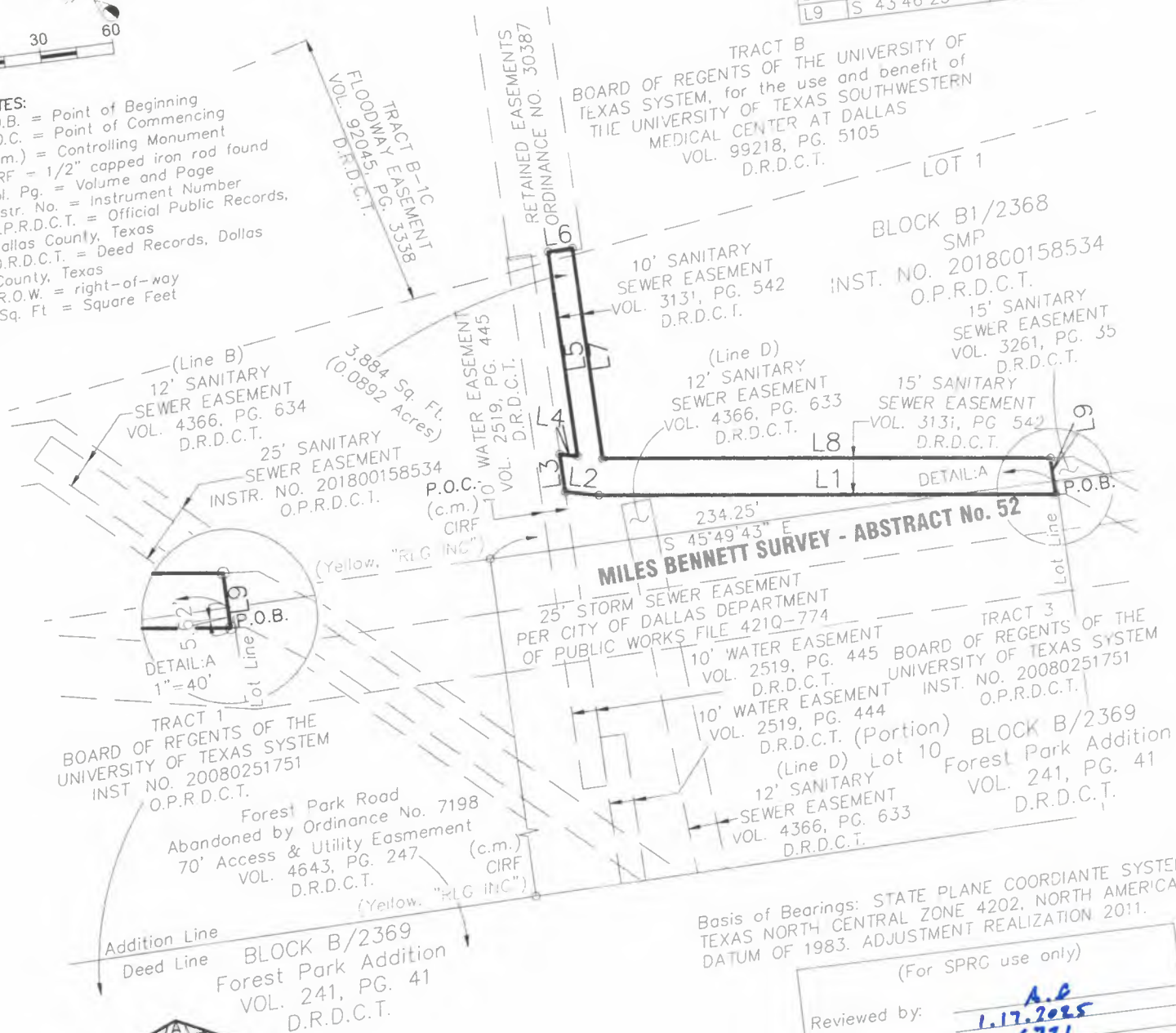
Date: 1/15/2025
Job No. 22-028

Sheet 1 of 2

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 38°07'07" W	188.4'
L2	N 31°31'2" W	13.86'
L3	N 43°46'24" E	15.51'
L4	S 31°31'21" E	7.24'
L5	N 43°46'24" E	84.43'
L6	S 46°13'36" E	10.00'
L7	S 43°46'24" W	86.98'
L8	S 38°05'22" E	184.86'
L9	S 43°46'23" W	15.05'

NOTES:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft = Square Feet



Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

1983. ADJUSTMENT

(For SPRG use only)

Reviewed by: _____

Date: _____

SPRG No.: _____

A.B.
1.17.2025
6721

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.

ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

Sheet 2 of 2

Scale: 1" = 60'
Date: 1/15/2025
Job No. 22-028

EXHIBIT A – TRACT 6

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOTS 10 AND 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,096 square foot (0.0481 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lots 10 and 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract 1 and Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a 15 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3261, Page 35, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with yellow plastic cap stamped "RLG INC" found at a southerly corner of said Lot 1, same being the north corner said Tract 3;

THENCE South 45 degrees 49 minutes 43 seconds East, along a westerly south line of said Lot 1, same being the northeast line of said Tract 3, for a distance of 234.25 feet;

THENCE South 43 degrees 46 minutes 23 seconds West, departing a westerly south line of said Lot 1, same being the northeast line of said Tract 3, over and across said Tract 3, for a distance of 5.62 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 3 and said Lot 1, for the following courses and distances:

North 43 degrees 46 minutes 23 seconds East, for a distance of 15.05 feet to a point for corner;

South 41 degrees 04 minutes 08 seconds East, for a distance of 9.46 feet to a point for corner;

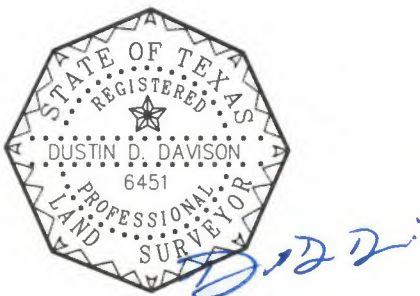
South 09 degrees 58 minutes 08 seconds East, for a distance of 145.40 feet to a point for corner;

North 46 degrees 13 minutes 36 seconds West, for a distance of 25.35 feet to a point for corner;

North 09 degrees 58 minutes 08 seconds West, for a distance of 120.79 feet to a point for corner;

THENCE North 41 degrees 04 minutes 08 seconds West, for a distance of 3.94 feet to the POINT OF BEGINNING and containing 2,096 square feet or 0.0481 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

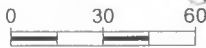
(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6722</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 6

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOTS 10 AND 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



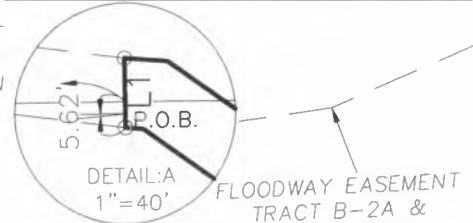
NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

(Remainder of)
TRACT B

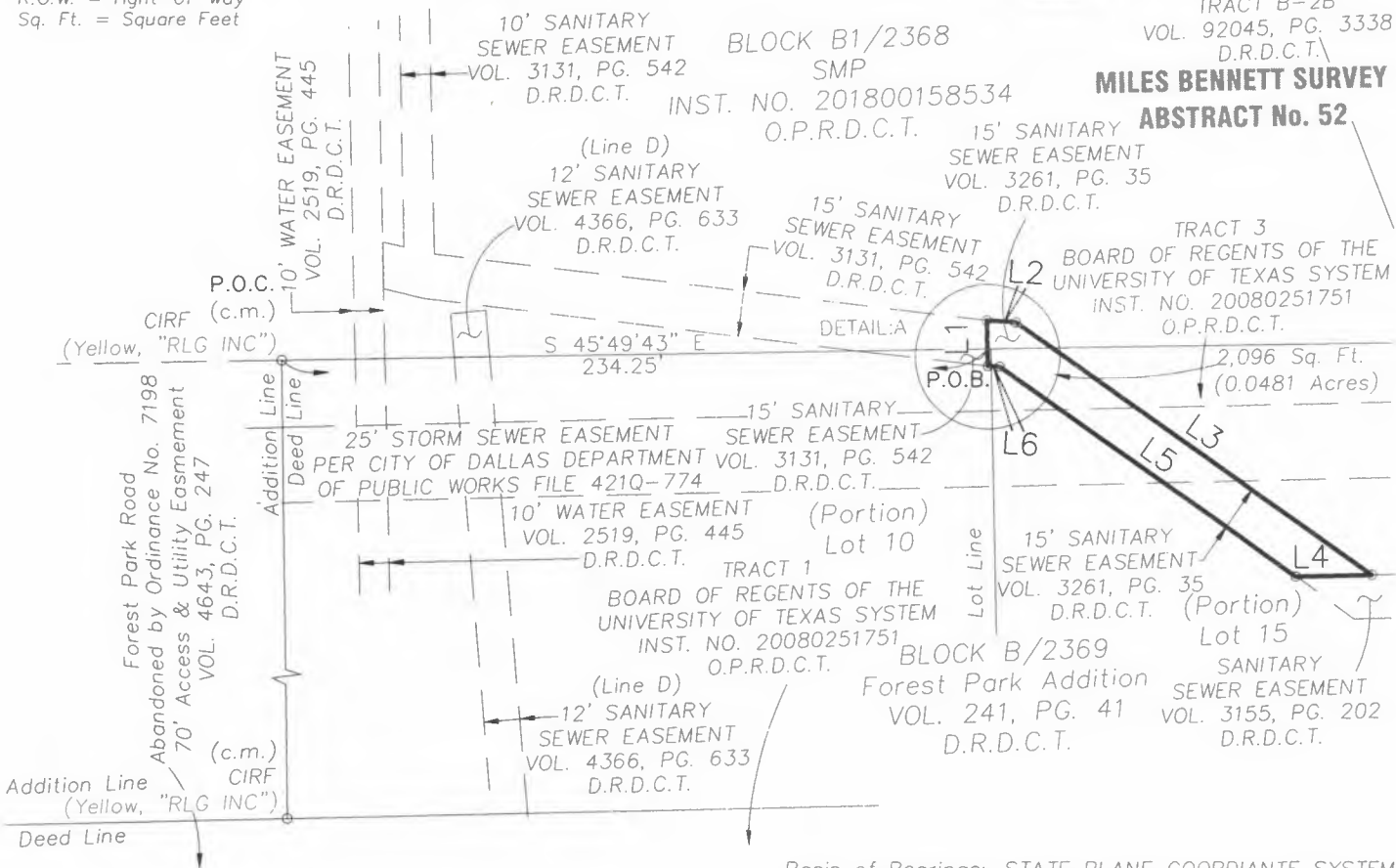
BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM, for the use and benefit of
THE UNIVERSITY OF TEXAS SOUTHWESTERN
MEDICAL CENTER AT DALLAS
VOL. 99218, PG. 5105
D.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 43°46'23" E	15.05'
L2	S 41°04'08" E	9.46'
L3	S 09°58'08" E	145.40'
L4	N 46°13'36" W	25.35'
L5	N 09°58'08" W	120.79'
L6	N 41°04'08" W	3.94'



FLOODWAY EASEMENT
TRACT B-2A &
TRACT B-2B
VOL. 92045, PG. 3338
D.R.D.C.T.

**MILES BENNETT SURVEY
ABSTRACT No. 52**



Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

(For SPRG use only)

Reviewed by:	A.G
Date:	9/25/24
SPRG No.:	6122

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 7

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,565 square foot (0.0589 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3155, Page 202, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of that certain Tract 2 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 203.54 feet;

THENCE North 43 degrees 46 minutes 24 seconds East, over and across said tract 2 and the aforementioned Tract 3, for a distance of 276.54 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said tract 3, for the following courses and distances:

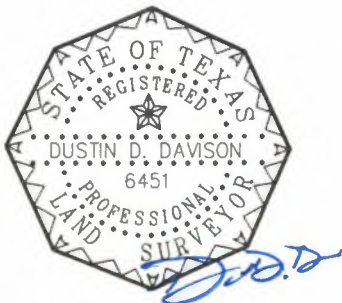
North 46 degrees 13 minutes 36 seconds West, for a distance of 167.58 feet to a point for corner;

North 08 degrees 20 minutes 42 seconds West, for a distance of 23.61 feet to a point for corner;

South 46 degrees 13 minutes 36 seconds East, for a distance of 186.21 feet to a point for corner;

THENCE South 43 degrees 46 minutes 24 seconds West, for a distance of 14.50 to the POINT OF BEGINNING and containing 2,565 square feet 0.0589 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

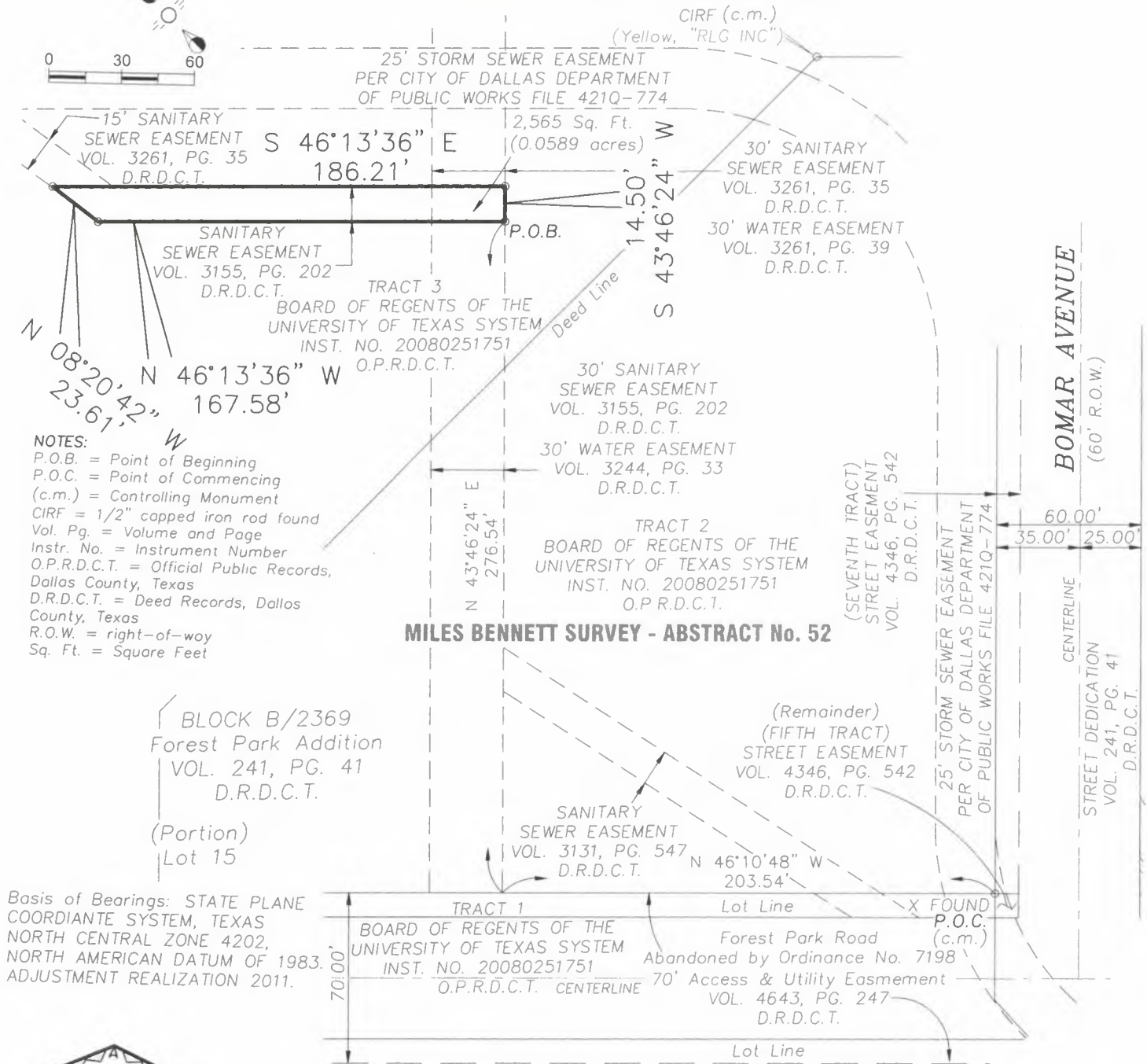
Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6723</u>

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

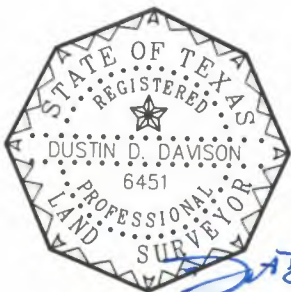
EXHIBIT A – TRACT 7

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 2

(For SPRG use only)

Reviewed by: A.G.
Date: 9/23/24
SPRG No.: 6723

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 8

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8,731 square foot (0.2004 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3155, Page 202, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner said Tract 2;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 203.54 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 2 and said Tract 3. for the following courses and distances:

North 46 degrees 10 minutes 48 seconds West, for a distance of 30.00 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 291.01 feet to a point for corner;

South 46 degrees 13 minutes 36 seconds East, for a distance of 30.00 feet to a point for corner;

THENCE South 43 degrees 46 minutes 24 seconds West, for a distance of 291.04 feet to the POINT OF BEGINNING and containing 8,731 square feet or 0.2004 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

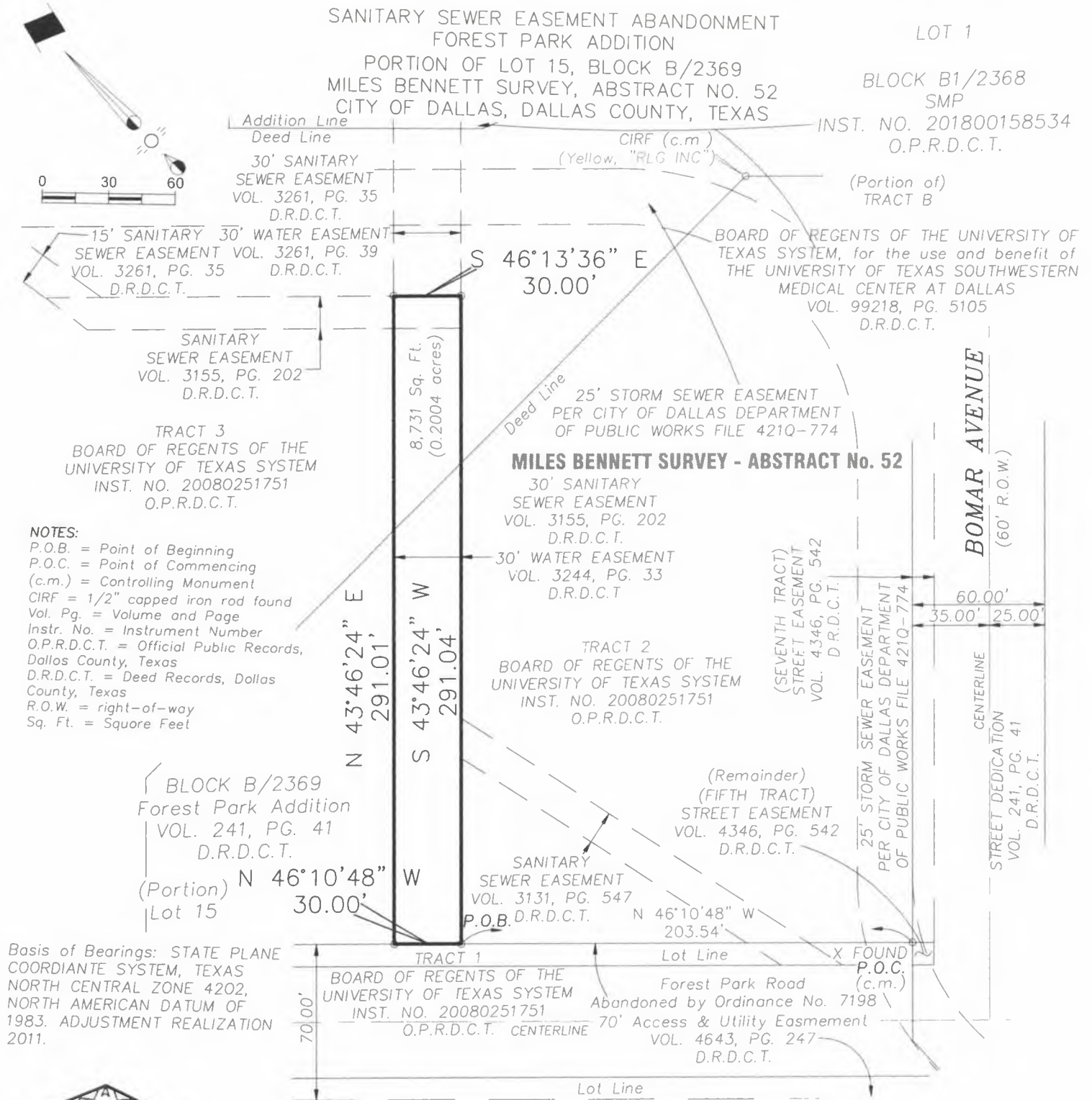
Reviewed by: A.G.

Date: 9/25/24

SPRG No.: 6724



EXHIBIT A – TRACT 8



Scale: 1" = 60'
 Date: 9/6/2024
 Job No. 22-028

Sheet 2 of 2

Surveying Firm #101319-00
 Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A.G.
 Date: 9/25/24
 SPRG No.: 6724



ARS
 ENGINEERS, INC.
 3440 Sojourn, Suite 230
 Carrollton, TX 75006
 PH: (214) 739-3152

EXHIBIT A – TRACT 9

SANITARY SEWER EASEMENT ABANDONMENT
SMP AND FOREST PARK ADDITION
PORTION OF LOT 1, BLOCK B1/2368 AND LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 5,250 square foot (0.1205 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain tract of land conveyed to Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, further being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a 30 foot sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3261, Page 35, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of that certain Tract 2 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 203.54 feet;

THENCE North 43 degrees 46 minutes 24 seconds East, over and across said tract 2 and the aforementioned Tract 3, for a distance of 291.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said tract 3 and tract B, for the following courses and distances:

North 46 degrees 13 minutes 36 seconds West, for a distance of 30.00 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 174.99 feet to a point for corner;

South 46 degrees 13 minutes 36 seconds East, for a distance of 30.00 feet to a point for corner;

THENCE South 43 degrees 46 minutes 24 seconds West, for a distance of 174.99 feet to the POINT OF BEGINNING and containing 5,250 square feet 0.1205 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



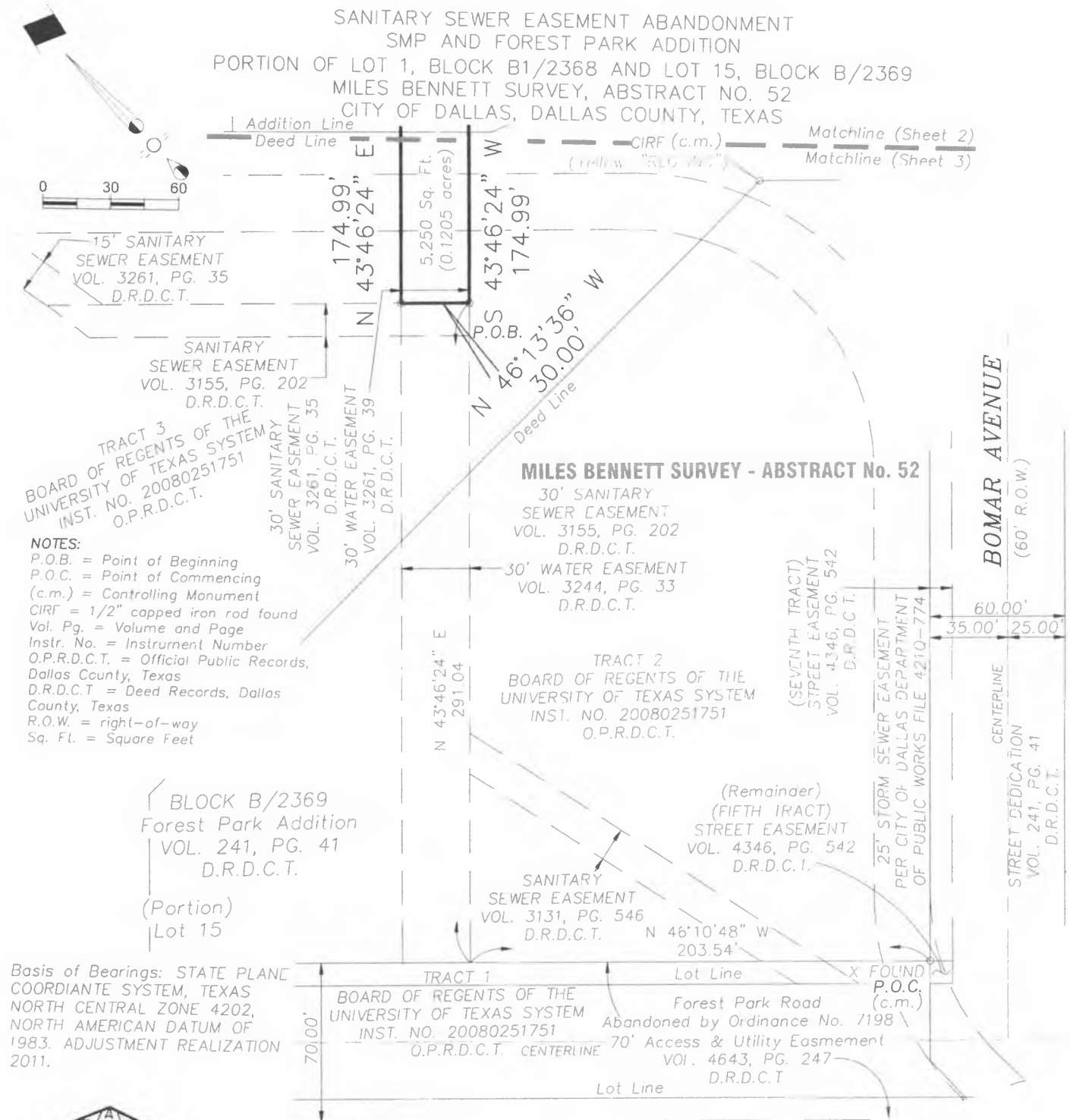
(For SPRG use only)

Reviewed by: A.G.
Date: 4.10.2025
SPRG No.: 6725

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 9



D.D. Davison
4-9-25

(For SPRG use only)

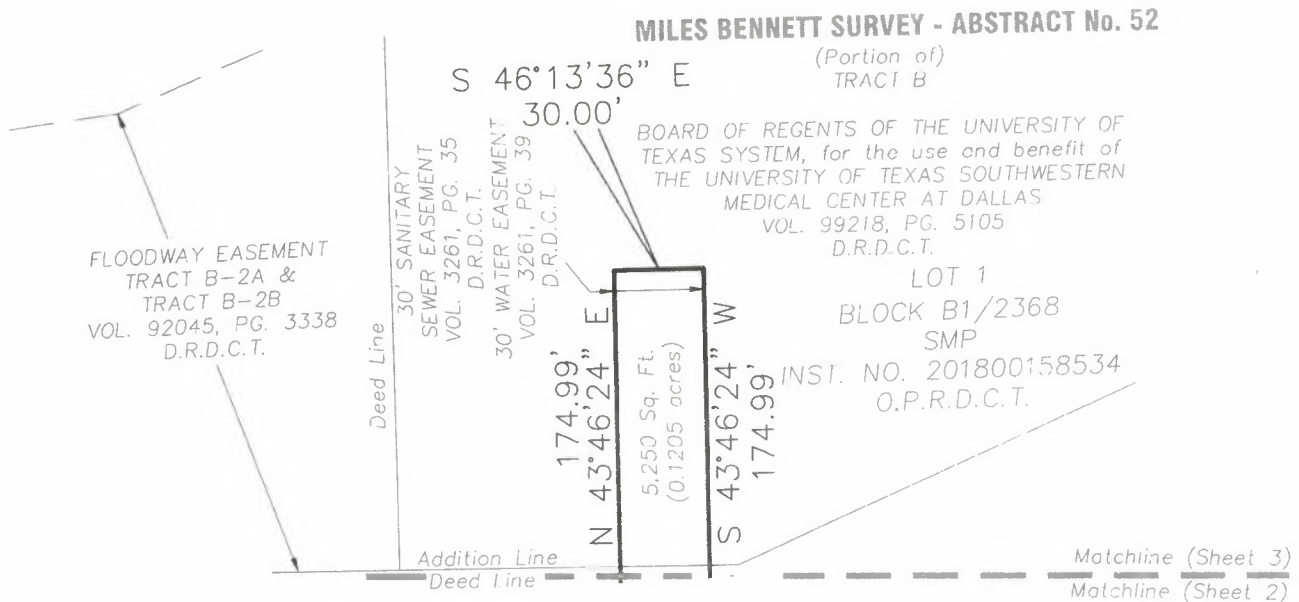
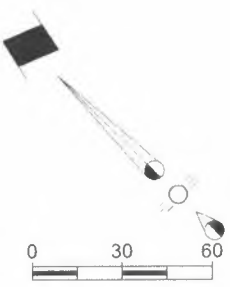
Reviewed by: A. F.
Date: 4.16.2025
SPRG No.: 6725

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 9

SANITARY SEWER EASEMENT ABANDONMENT
SMP AND FOREST PARK ADDITION
PORTION OF LOT 1, BLOCK B1/2368 AND LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



D.D.D.
4-9-25

(For SPRG use only)

Reviewed by: A.G.

Date: 4.10.2025

SPRG No.: _____

Surveying Firm #101319-00
Engineering Firm #F-819



Scale: 1" = 60'
Date: 1/27/2025
Job No. 22-028

EXHIBIT A – TRACT 10

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,824 square foot (0.0648 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being part of that certain Tract 1 and Tract 2 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a sanitary sewer easement to the City of Dallas, created by Easement recorded in Volume 3131, Page 547, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of said Tract 1, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of said Tract 2;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 47.06 feet;

THENCE South 13 degrees 20 minutes 45 seconds East, over and across said tract 1, for a distance of 18.44 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said tract 1 and the aforementioned Tract 2, for the following courses and distances:

North 46 degrees 10 minutes 49 seconds West, for a distance of 27.66 feet to a point for corner;

North 13 degrees 20 minutes 45 seconds West, for a distance of 171.83 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 17.86 feet to a point for corner;

THENCE South 13 degrees 20 minutes 45 seconds East, for a distance of 204.77 to the POINT OF BEGINNING and containing 2,824 square feet 0.0648 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G.

Date: 1.17.2025

SPRG No.: 6726

Surveying Firm #101319-00
Engineering Firm #F-819

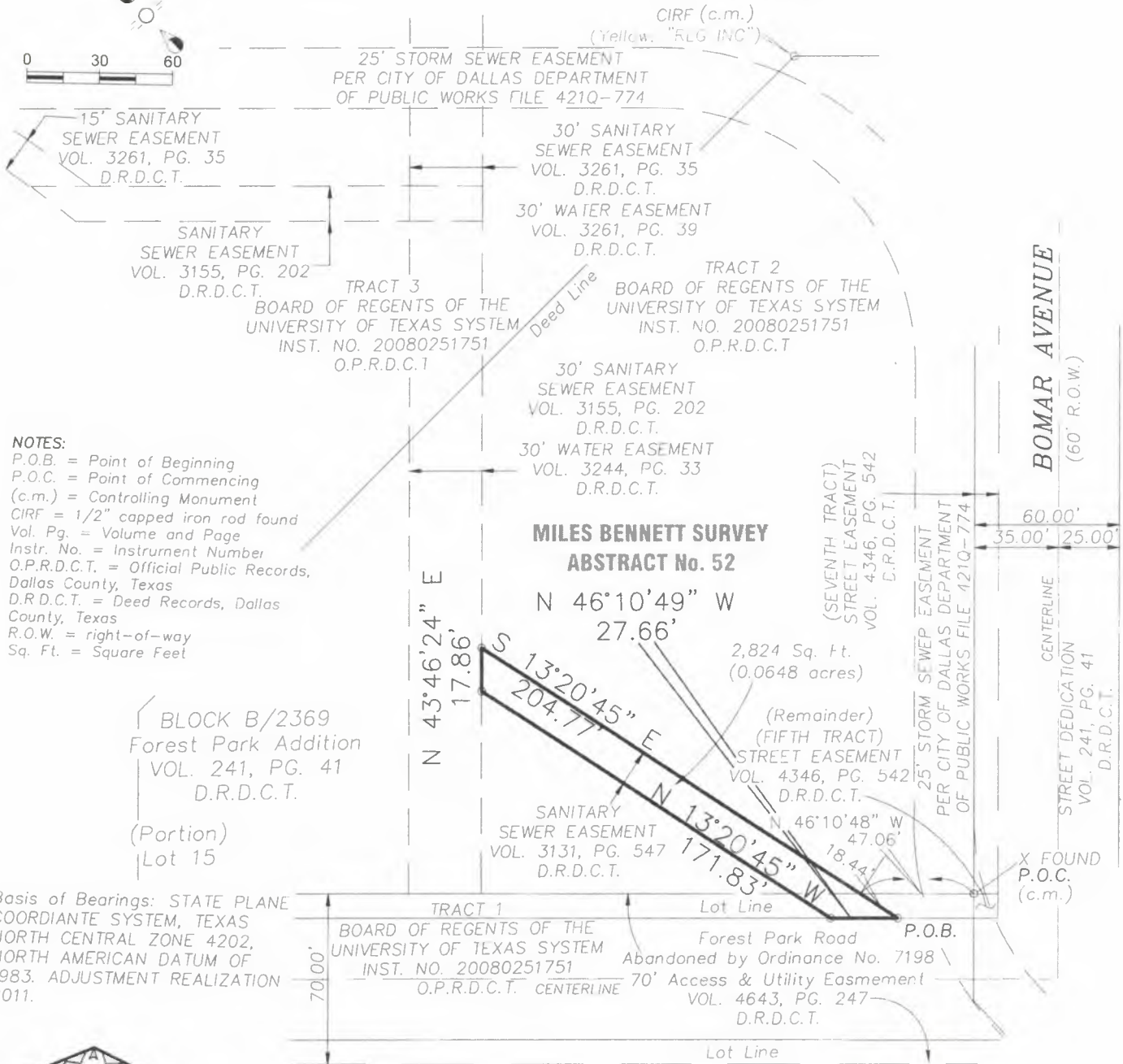


Date: 1/15/2025
Job No. 22-028

Sheet 1 of 2

EXHIBIT A – TRACT 10

SANITARY SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Scale: 1" = 60'
Date: 1/15/2025
Job No. 22-028

Sheet 2 of 2

(For SPRG use only)

Reviewed by: A.G.
Date: 1.17.2025
SPRG No.: 6726

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.

3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 11

WATER EASEMENT ABANDONMENT
SMP AND FOREST PARK ADDITION
PORTION OF LOT 1, BLOCK B1/2368 AND LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 5,250 square foot (0.1205 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, further being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a 30 foot water easement to the City of Dallas, created by Easement recorded in Volume 3261, Page 39, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of that certain Tract 2 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 203.54 feet;

THENCE North 43 degrees 46 minutes 24 seconds East, over and across said tract 2 and the aforementioned Tract 3, for a distance of 291.04 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said tract 3 and tract B, for the following courses and distances:

- North 46 degrees 13 minutes 36 seconds West, for a distance of 30.00 feet to a point for corner;
- North 43 degrees 46 minutes 24 seconds East, for a distance of 174.99 feet to a point for corner;
- South 46 degrees 13 minutes 36 seconds East, for a distance of 30.00 feet to a point for corner;

THENCE South 43 degrees 46 minutes 24 seconds West, for a distance of 174.99 feet to the POINT OF BEGINNING and containing 5,250 square feet 0.1205 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

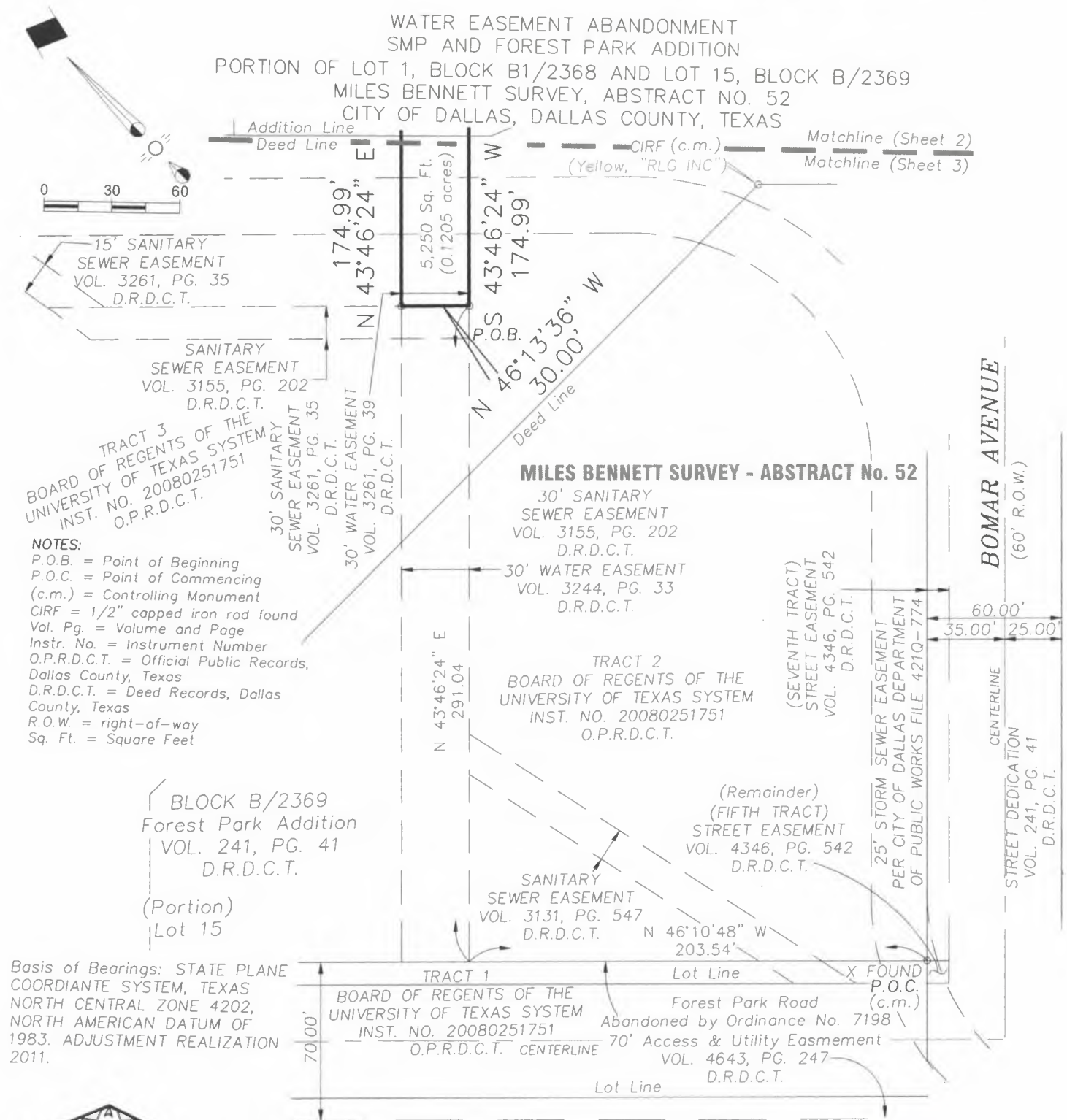
Sheet 1 of 3

(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6727</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 11



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 3

(For SPRG use only)

Reviewed by:

Date:

SPRG No.:

Surveying Firm #101319-00
Engineering Firm #F-819

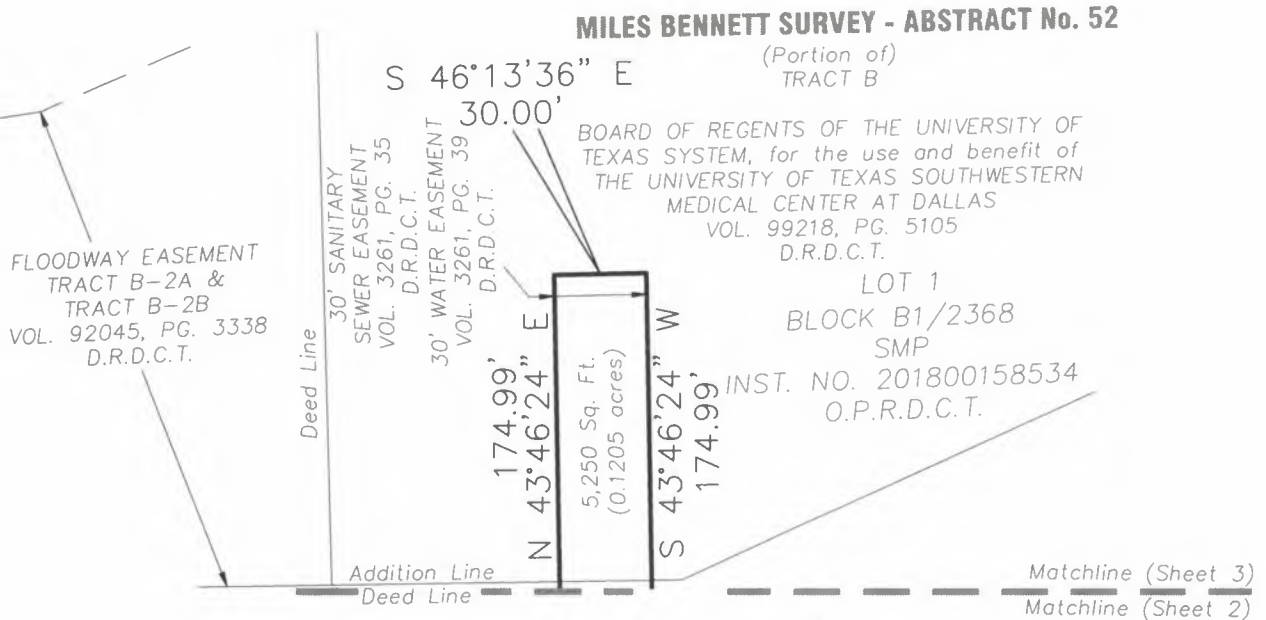
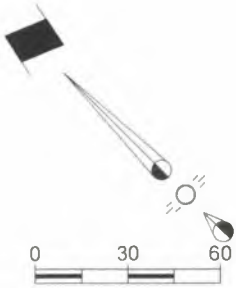


ARS
ENGINEERS, INC.

3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 11

WATER EASEMENT ABANDONMENT
SMP AND FOREST PARK ADDITION
PORTION OF LOT 1, BLOCK B1/2368 AND LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 3 of 3

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A.G.
Date: 9/23/24
SPRG No.: 6727



EXHIBIT A – TRACT 12

WATER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8,731 square foot (0.2004 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a water easement to the City of Dallas, created by Easement recorded in Volume 3244, Page 33, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner said Tract 2;

THENCE North 46 degrees 10 minutes 48 seconds West, along the southwest line of said Tract 2, same being the northeast line of said Tract 1, for a distance of 203.54 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 2 and said Tract 3, for the following courses and distances:

North 46 degrees 10 minutes 48 seconds West, for a distance of 30.00 feet to a point for corner;

North 43 degrees 46 minutes 24 seconds East, for a distance of 291.01 feet to a point for corner;

South 46 degrees 13 minutes 36 seconds East, for a distance of 30.00 feet to a point for corner;

THENCE South 43 degrees 46 minutes 24 seconds West, for a distance of 291.04 feet to the POINT OF BEGINNING and containing 8,731 square feet or 0.2004 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

(For SPRG use only)

Reviewed by: A.6

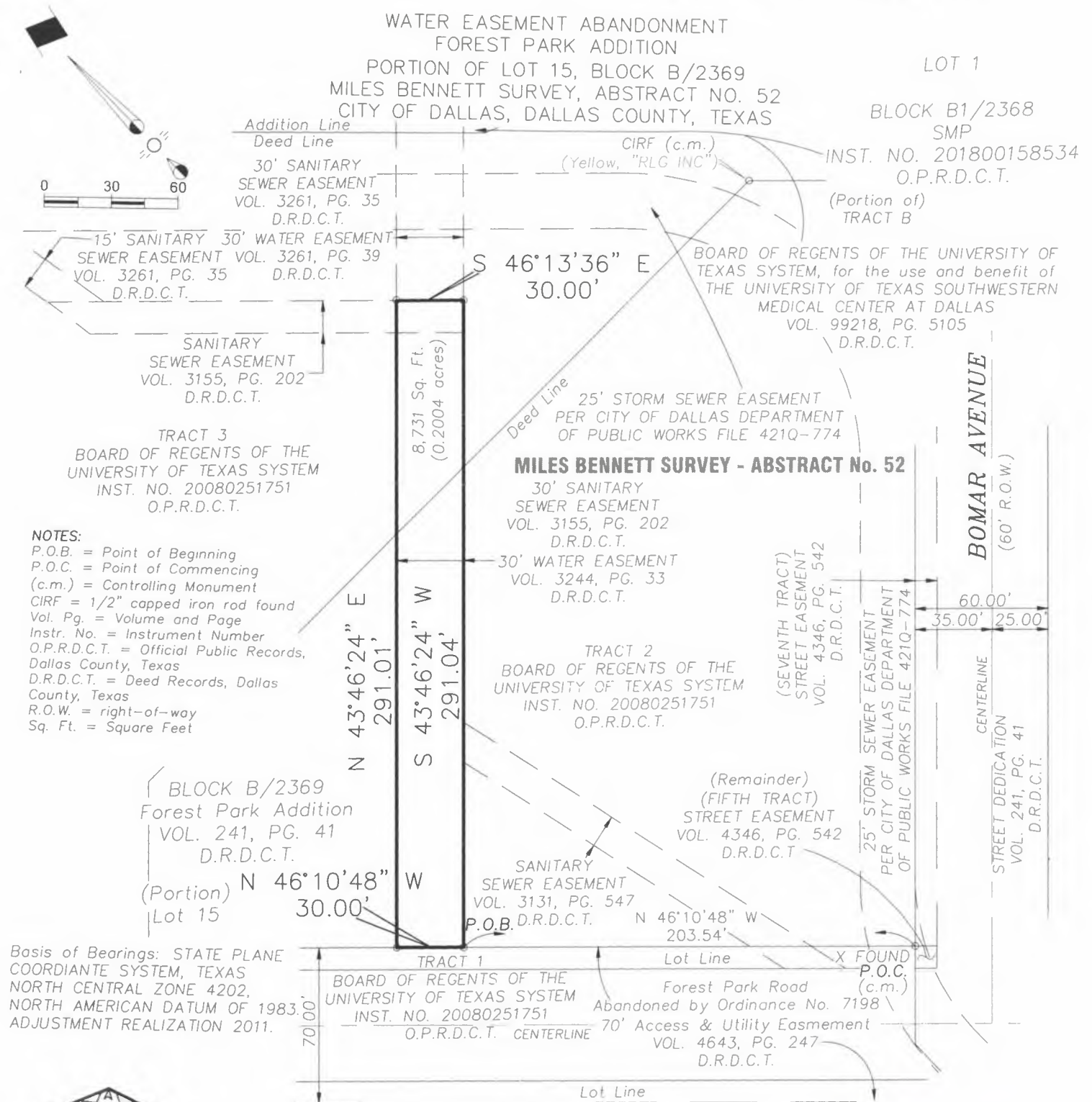
Date: 9/25/24

SPRG No.: 6728

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 12



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 2

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6728



ARS
ENGINEERS, INC.

3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 13

WATER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,200 square foot or 0.0505 acre tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 1, Block B1/2368, out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, also being a portion Lot 10, Block B/2369, out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER OF DALLAS, by Special Warranty Deed recorded in Volume 99218 Page 5105, Dallas Records, Dallas County, Texas, also being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a 10 foot water easement to the City of Dallas, created by easement recorded in Volume 2519 Page 445, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" found for the North corner of said Tract 3, also being a Southerly corner of said Lot 1;

THENCE South 45°49'43" East along the Northeast line of Tract 3, same being a Southerly line of Lot 1, for a distance of 24.24 feet to a point on the Northeast line of Tract 3, same being a Southerly line of Lot 1, also being on the Northwest line of aforementioned water easement;

THENCE North 43°46'24" East departing the Northeast line of Tract 3, same being a Southerly line of Lot 1, along the Northwest line of said water easement, for a distance of 121.14 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 3 and said Lot 1, for the following courses and distances:

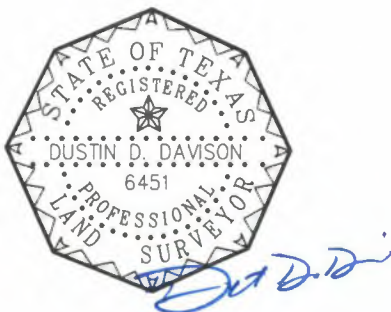
South 46°09'24" East, for a distance of 10.00 feet to a point for corner;

South 43°46'24" West, for a distance of 219.99 feet to a point for corner;

North 46°09'24" West, for a distance of 10.00 feet to a point for corner;

THENCE North 43°46'24" East, for a distance of 219.99 feet to the POINT OF BEGINNING and containing 2,200 square feet or 0.0505 acre tract of land more or less;

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6729</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 13

WATER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 10, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TRACT B

BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM, for the use and benefit of
THE UNIVERSITY OF TEXAS SOUTHWESTERN
MEDICAL CENTER AT DALLAS
VOL. 99218, PG. 5105
D.R.D.C.T.

LOT 1

BLOCK B1/2368
SMP

INST. NO. 201800158534
O.P.R.D.C.T.

15' SANITARY
SEWER EASEMENT
VOL. 3261, PG. 35
D.R.D.C.T.

15' SANITARY
SEWER EASEMENT
VOL. 3131, PG. 542
D.R.D.C.T.

(Line D)
12' SANITARY
SEWER EASEMENT
VOL. 4366, PG. 633
D.R.D.C.T.

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

TRACT 3
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

10' WATER EASEMENT
VOL. 2519, PG. 445
D.R.D.C.T.

(Line D)
12' SANITARY
SEWER EASEMENT
VOL. 4366, PG. 633 (Portion)
D.R.D.C.T.

LOT 10
BLOCK B/2369
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

MILES BENNETT SURVEY - ABSTRACT No. 52

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by:

Date:

SPRG No.:

A. G
9/25/24
6729

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = 1/2" capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

TRACT B-1C
VOL. 92045, PG. 3338
D.R.D.C.T.

10' WATER EASEMENT
VOL. 2519, PG. 445
D.R.D.C.T.

P.O.C.
CIRF
(Yellow, "RLG INC")
(C.M.)

(Line B)
12' SANITARY
SEWER EASEMENT
VOL. 4366, PG. 634
D.R.D.C.T.

TRACT 1
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

Forest Park Road
Abandoned by Ordinance No. 7198
70' Access & Utility Easement
VOL. 4643, PG. 247 (c.m.)
D.R.D.C.T. CIRF
(Yellow, "RLG INC")

10' WATER EASEMENT
VOL. 2519, PG. 444
D.R.D.C.T.

10' WATER EASEMENT
VOL. 2519, PG. 445
D.R.D.C.T.

TRACT B-1C
VOL. 92045, PG. 3338
D.R.D.C.T.

10' WATER EASEMENT
VOL. 2519, PG. 445
D.R.D.C.T.

P.O.C.
CIRF
(Yellow, "RLG INC")
(C.M.)

(Line B)
12' SANITARY
SEWER EASEMENT
VOL. 4366, PG. 634
D.R.D.C.T.

TRACT 1
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

Forest Park Road
Abandoned by Ordinance No. 7198
70' Access & Utility Easement
VOL. 4643, PG. 247 (c.m.)
D.R.D.C.T. CIRF
(Yellow, "RLG INC")

10' WATER EASEMENT
VOL. 2519, PG. 444
D.R.D.C.T.

10' WATER EASEMENT
VOL. 2519, PG. 445
D.R.D.C.T.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

EXHIBIT A – TRACT 14

WATER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 10, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NUMBER 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,000 square foot or 0.0689 acre tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 10, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, further being part of that certain Tract 1 and Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a 10 foot water easement to the City of Dallas, created by easement recorded in Volume 2519 Page 444, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" found for the West corner of said Tract 3, also being the Southernmost Westerly corner of Lot 1, Block B1/2368, out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, same being found on the Northeast line of said Tract 1;

THENCE South $46^{\circ}10'48''$ East along the Southwest line of Tract 3, same being the Northeast line of Tract 1, for a distance of 36.81 feet to a point on the Southwest line of Tract 3, same being the Northeast line of Tract 1, also being on the Northwest line of aforementioned water easement;

THENCE North $43^{\circ}46'24''$ East departing the Southwest line of Tract 3, same being the Northeast line of Tract 1, along the Northwest line of said water easement, for a distance of 290.64 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE over and across said Tract 3 and said Tract 1, for the following courses and distances:

South $46^{\circ}13'36''$ East, for a distance of 10.00 feet to a point for corner;

South $43^{\circ}46'24''$ West, for a distance of 300.00 feet to a point for corner;

North $46^{\circ}09'51''$ West, for a distance of 10.00 feet to point for corner;

THENCE North $43^{\circ}46'24''$ East, for a distance of 299.99 feet to the POINT OF BEGINNING and containing 3,000 square feet or 0.0689 acre tract of land more or less;

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/6/2024
Job No. 22-028

Sheet 1 of 2

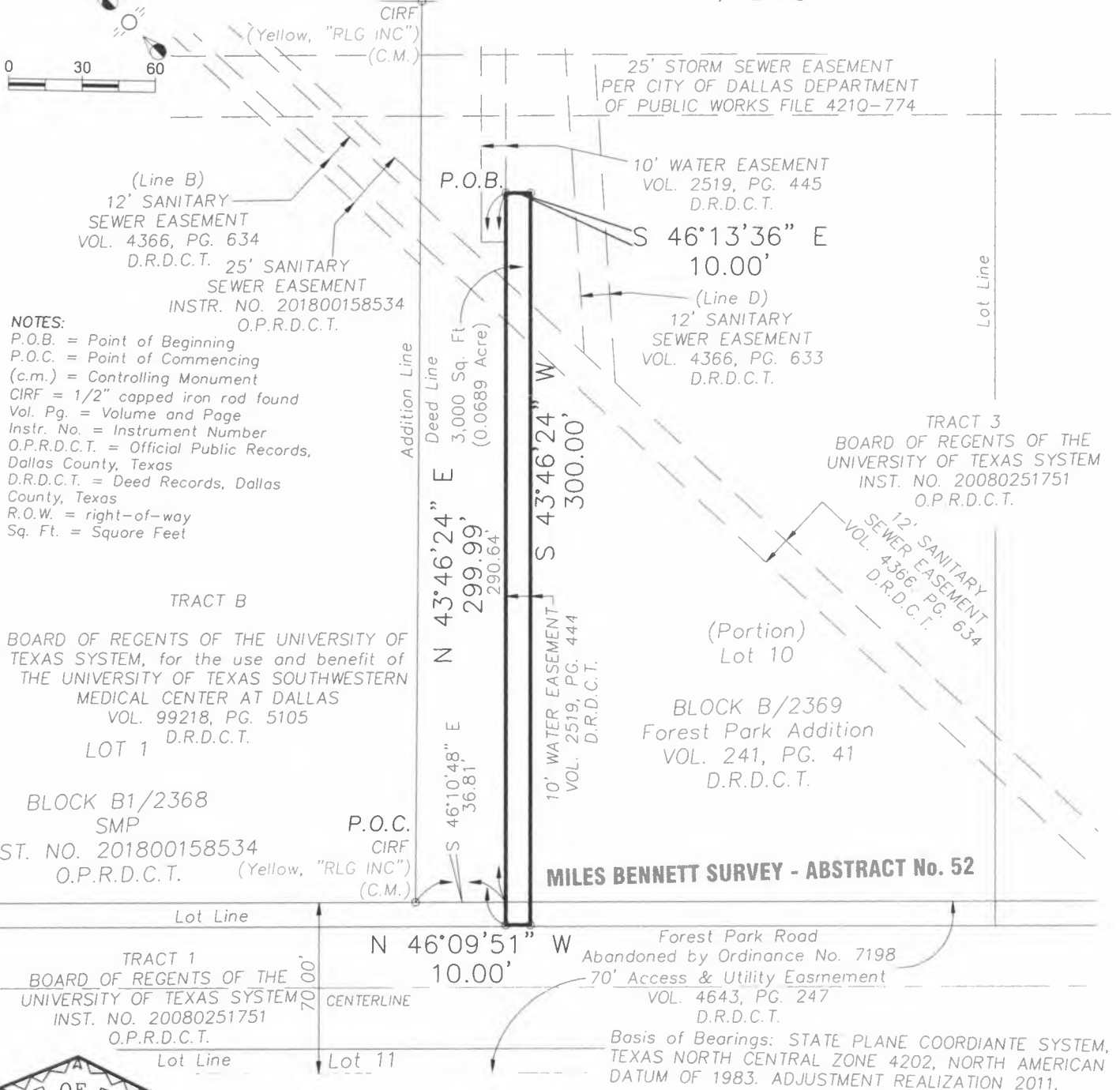
Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No..	<u>6730</u>

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 14

WATER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 10, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NUMBER 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 2

(For SPRG use only)

Reviewed by: A.6
Date: 9/25/24
SPRG No.: 6730

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 15

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 12 AND 13, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 20,261 square foot (0.4651 acre) tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, same being a portion of Lots 12 and 13, Block A/5758, out of Forest Park Addition, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 241, Page 41, Deed Records, Dallas County, Texas, further being a portion of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being a portion of that certain Tract 2 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 201300134097, Official Public Records, Dallas County, Texas, further being a portion of a 15-foot storm sewer easement to the City of Dallas, created by Easement Dedication recorded in Volume 4395, Page 510, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the intersection of the southeast right-of-way line of Treadway Street (70-foot right-of-way), (street easement), (Volume 4149, Page 443), (street easement), (FIRST TRACT, Volume 4346, Page 542) with the northeast right-of-way line of Harry Hines Boulevard (a variable width right-of-way)(F.K.A. Dallas Northwest Connection – 80' right-of-way), (Volume 2174, Page 236), (Deed Records, Dallas County, Texas), (Volume 2173, Page 292), (Deed Records, Dallas County, Texas), (Volume 2176, Page 268), (Deed Records, Dallas County, Texas), (Volume 2173, Page 276), (Deed Records, Dallas County, Texas), (Volume 2176, Page 267), (Deed Records, Dallas County, Texas), (Volume 2173, Page 287), (Deed Records, Dallas County, Texas), same being on the southwest line of said Tract 1, from which a 1/2-inch iron rod bears North 43 degrees 34 minutes 48 seconds East, for a distance of 0.49 feet;

THENCE North 43 degrees 34 minutes 48 seconds East, departing the southwest line of said Tract 1, along said southeast right-of-way line, over and across said Tract 1 and the aforementioned Lot 12, for a distance of 654.84 feet to a point in said southeast right-of-way line;

THENCE South 46 degrees 44 minutes 03 seconds East, departing said southeast right-of-way line, continuing over and across said Tract 1 and said Lot 12, for a distance of 9.36 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE South 46 degrees 44 minutes 03 seconds East, continuing over and across said Tract 1 and said Lot 12, for a distance of 15.00 feet to a point for corner;

THENCE South 43 degrees 15 minutes 57 seconds West, continuing over and across said Tract 1 and said Lot 12, for a distance of 251.71 feet to a point for corner;

THENCE South 76 degrees 25 minutes 14 seconds East, continuing over and across said Tract 1 and said Lot 12, passing at a distance of 8.97 feet a westerly line of said Tract 1, same being the northwest line of the aforementioned Tract 2, continuing over and across said Tract 2 and said Lot 12, for a total distance of 9.12 feet to a point for corner;

THENCE South 46 degrees 08 minutes 53 seconds East, continuing over and across said Tract 2 and said Lot 12, for a distance of 128.70 feet to a point for corner;

THENCE North 73 degrees 51 minutes 07 seconds East, continuing over and across said Tract 2 and said Lot 12, for a distance of 7.67 feet to a point for corner;

(continued)

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/23/2024
Job No. 22-028

Sheet 1 of 5

(For SPRG use only)

Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6731</u>

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 15

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 12 AND 13, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 16 degrees 08 minutes 53 seconds East, continuing over and across said Tract 2 and said Lot 12, for a distance of 15.00 feet to a point for corner;

THENCE South 73 degrees 51 minutes 07 seconds West, continuing over and across said Tract 2 and said Lot 12, for a distance of 16.33 feet to a point for corner;

THENCE North 46 degrees 08 minutes 53 seconds West, continuing over and across said Tract 2 and said Lot 12, for a distance of 133.30 feet to a point for corner;

THENCE North 76 degrees 25 minutes 14 seconds West, continuing over and across said Tract 2 and said Lot 12, passing at a distance of 4.76 feet a northerly line of the aforementioned Tract 1, same being the northwest line of said Tract 2, continuing for a total distance of 13.61 feet to a point for corner;

THENCE South 43 degrees 15 minutes 57 seconds West, continuing over and across said Tract 1 and said Lot 12, for a distance of 21.09 feet to the beginning of a tangential curve to the left, having a radius of 92.50 feet, a central angle of 24 degrees 41 minutes 49 seconds, and a chord which bears South 30 degrees 55 minutes 02 seconds West, for a chord distance of 39.56 feet to the end of curve;

THENCE along said curve to the left, continuing over and across said Tract 1 and said Lot 12, passing at an arc distance of 37.14 feet a westerly line of said Tract 1, same being the northwest line of the aforementioned Tract 2, continuing over and across said Tract 2 and said Lot 12, for a total arc distance of 39.87 feet to a point for corner;

THENCE South 18 degrees 34 minutes 08 seconds West, continuing over and across said Tract 2 and said Lot 12, passing at a distance of 316.69 feet the southwest line of said Tract 2, same being a westerly line of the aforementioned Tract 1, continuing over and across said Tract 1 and said Lot 12, for a total distance of 331.88 feet to a point for corner;

THENCE South 48 degrees 10 minutes 52 seconds East, continuing over and across said Tract 1 and said Lot 12, passing at a distance of 293.95 feet the southeast line of said Lot 12 same being the northwest line of said Lot 13, continuing over and across said Tract 1 and said Lot 13, for a total distance of 502.05 feet to a point for corner;

THENCE South 42 degrees 08 minutes 31 seconds West, continuing over and across said Tract 1 and said Lot 13, over and across the aforementioned 15' storm sewer easement, for a distance of 15.00 feet to a point for corner;

THENCE North 48 degrees 10 minutes 52 seconds West, continuing over and across said Tract 1 and said Lot 13, passing at a distance of 208.40 feet the northwest line of said Lot 13, same being the southeast line of the aforementioned Lot 12, continuing for a total distance of 511.84 feet to a point for corner;

THENCE North 18 degrees 34 minutes 08 seconds East, continuing over and across said Tract 1 and said Lot 12, passing at a distance of 31.61 feet a westerly line of said Tract 1, same being the southwest line of the aforementioned Tract 2, continuing over and across said Tract 2 and said Lot 12, passing at a further distance of 312.25 feet the northwest line of said Tract 2, same being a westerly line of said Tract 1, continuing over said Tract 1 and said Lot 12, for a total distance of 341.76 feet to the beginning of a tangential curve to the right, having a radius of 107.50 feet, a central angle of 24 degrees 41 minutes 49 seconds, and a chord which bears North 30 degrees 55 minutes 02 seconds East, for a chord distance of 45.98 feet to the end of curve;

(continued)

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/23/2024
Job No. 22-028

Sheet 2 of 5

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6731</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 15

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 12 AND 13, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE along said curve to the right, continuing over and across said Tract 1 and said Lot 12, for an arc distance of 46.34 feet to a point for corner;

THENCE North 43 degrees 15 minutes 57 seconds East, continuing over and across said Tract 1 and said Lot 12, for a distance of 39.24 feet to a point for corner;

THENCE North 55 degrees 16 minutes 21 seconds West, continuing over and across said Tract 1 and said Lot 12, passing at a distance of 10.87 feet the aforementioned southeast right-of-way line, continuing over and across said Tract 1, said Lot 12, and the aforementioned Treadway Street, for a total distance of 18.29 feet to a point for corner;

THENCE North 34 degrees 43 minutes 39 seconds East, continuing over and across said Tract 1, said Lot 12, and said Treadway Street, for a distance of 15.00 feet to a point for corner;

THENCE South 55 degrees 16 minutes 21 seconds East, continuing over and across said Tract 1, said Lot 12, and said Treadway Street, passing at a distance of 9.76 feet, the aforementioned southeast right-of-way line, continuing over and across said Tract 1 and said Lot 12, for a total distance of 20.54 feet to a point for corner;

THENCE North 43 degrees 15 minutes 57 seconds East, continuing over and across said Tract 1 and said Lot 12, for a distance of 235.66 feet to the POINT OF BEGINNING and containing 20,261 square feet or 0.4651 acres of land, more or less.

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Date: 9/23/2024
Job No. 22-028

Sheet 3 of 5

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6731

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A - TRACT 15

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 12 AND 13, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(TRACT 1)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S 76°25'14" E	9.12'
L2	S 46°08'53" E	128.70'
L3	N 73°51'07" E	7.67'
L4	S 16°08'53" E	15.00'
L5	S 73°51'07" W	16.33'
L6	N 46°08'53" W	133.30'
L7	N 76°25'14" W	13.61'
L8	S 43°15'57" W	21.09'
L9	N 43°15'57" E	39.24'
L10	N 55°16'21" W	18.29'
L11	N 34°43'39" E	15.00'
L12	S 55°16'21" E	20.54'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	92.50'	39.87'	39.56'	S 30°55'02" W	24°41'49"
C2	107.50'	46.34'	45.98'	N 30°55'02" E	24°41'49"

(TRACT 2)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 201300134097
O.P.R.D.C.T.
BLOCK A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

15' STORM SEWER
EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

Lot 12
S 48°10'52" E
502.05'
N 48°10'52" W
511.84'

STATE OF TEXAS
VOL. 2176, PG. 268
D.R.D.C.T.

STATE OF TEXAS
VOL. 2173, PG. 276
D.R.D.C.T.

HARRY HINES BOULEVARD
(VARIABLE WIDTH R.O.W.)
(F.K.A. Dallas Northwest
Connection - 80' ROW)

MILES BENNETT SURVEY - ABSTRACT No. 52
HIRAM BENNETT SURVEY - ABSTRACT No. 83

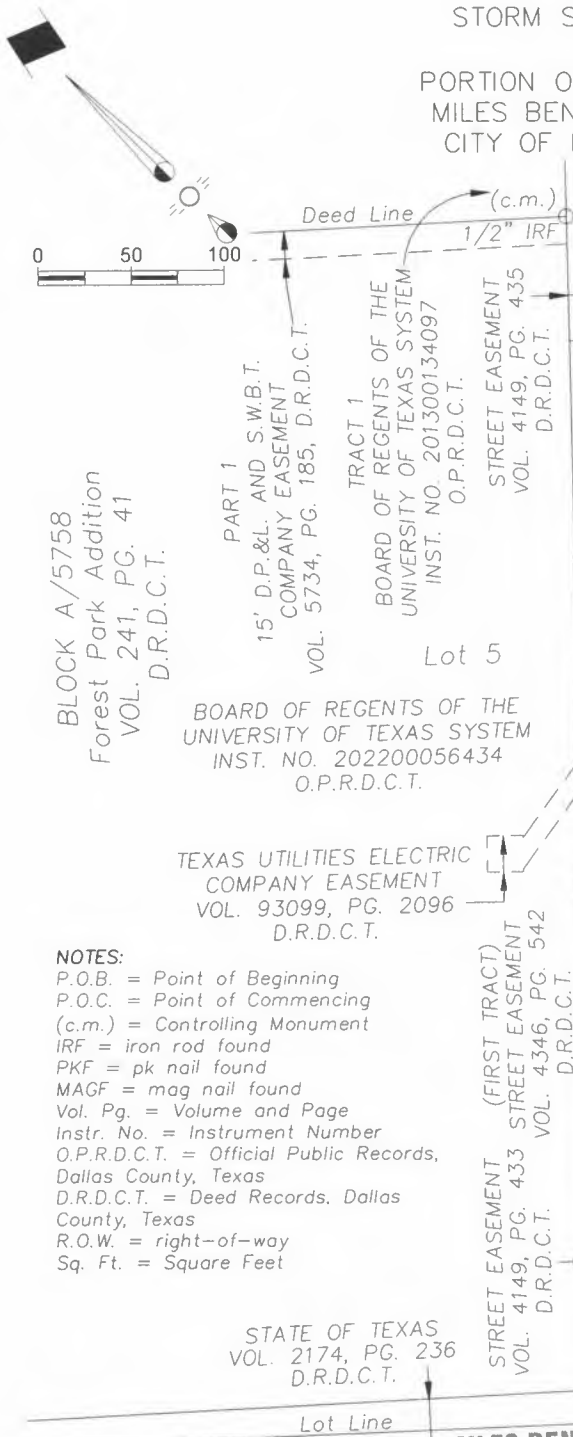
Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6731

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152



NOTES:

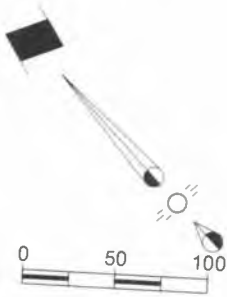
P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
IRF = iron rod found
PKF = pk nail found
MAGF = mag nail found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet



Scale: 1" = 100'
Date: 9/23/2024
Job No. 22-028

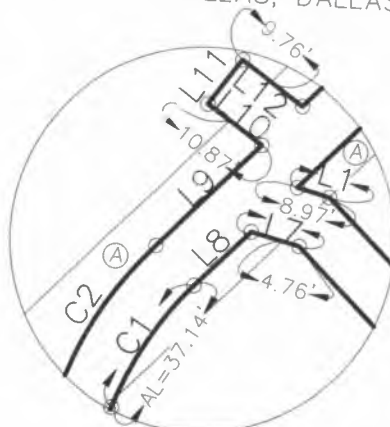
EXHIBIT A – TRACT 15

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 12 AND 13, BLOCK A/5758
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
CIRF = capped iron rod found
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet



DETAIL: A
SCALE: 1" = 50'

(TRACT 2)
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM BLOCK A/5758
INST. NO. 201300134097 Forest Park Addition
O.P.R.D.C.T. VOL. 241, PG. 41
D.R.D.C.T.

15' STORM SEWER
EASEMENT
VOL. 4395, PG. 510 Lot 12
D.R.D.C.T.

S 48°10'52" E
502.05'
N 48°10'52" W
511.84'

STATE OF TEXAS
VOL. 2176, PG. 268
D.R.D.C.T.

STATE OF TEXAS
VOL. 2173, PG. 276
D.R.D.C.T.

(A) Deed Line
293.95'

HARRY HINES BOULEVARD
(VARIABLE WIDTH R.O.W.)
T(F.K.A. Dallas Northwest
Connection - 80' ROW)

Lot Line

STATE OF TEXAS
VOL. 2173, PG. 287
D.R.D.C.T.

STATE OF TEXAS
VOL. 2176, PG. 267
D.R.D.C.T.

(Yellow, "TRAVERSE
LAND SURVEYORS")
(c.m.)
CIRF

(A) Deed Line
208.40'

MILES BENNETT SURVEY - ABSTRACT No. 52
HIRAM BENNETT SURVEY - ABSTRACT No. 83

INGRESS/EGRESS EASEMENT
VOL. 97086, PG. 1021
D.R.D.C.T.

INGRESS/EGRESS EASEMENT
VOL. 97068, PG. 1001
D.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

Lot 13

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

Block A/5758
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

(Remainder of)
(TRACT A)

BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM, for the use and benefit of
THE UNIVERSITY OF TEXAS SOUTHWESTERN
MEDICAL CENTER AT DALLAS
VOL. 99218, PG. 5105
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.

15' STORM SEWER EASEMENT
VOL. 4395, PG. 510
D.R.D.C.T.



Scale: 1" = 100'
Date: 9/23/2024
Job No. 22-028

9-23-24

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G
Date: 9/25/24
SPRG No.: 6731

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.

3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 16

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 323 square foot (0.0074 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being part of that certain Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being a storm sewer easement to the City of Dallas, created by easement recorded in Volume 92045, Page 3319, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled X cut found (controlling monument) in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of that certain Tract 2 of land conveyed to said BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM;

THENCE North 43 degrees 42 minutes 07 seconds East, along the southeast line of said Tract 2, same being said northwest right-of-way line, passing at a distance of 344.70 feet the east corner of said Tract 2, same being the southernmost easterly corner of said Tract 3, continuing along said northwest right-of-way line and a easterly line of said Tract 3 for a total distance of 458.06 feet to a 5/8" iron rod with yellow plastic cap stamped "RLG INC" found (controlling monument) for the easternmost corner of said Tract 3, same being the easternmost southerly corner of that certain Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, also being in said northwest right-of-way line;

THENCE departing said northwest right-of-way line and along the common lines of said Tract 3 and said Lot 1 the following courses and distances:

North 46 degrees 17 minutes 53 seconds West a distance of 19.63 feet to a 1/2" iron rod found (controlling monument);

South 75 degrees 53 minutes 18 seconds West a distance of 27.40 feet to a 1/2" iron rod found (controlling monument);

North 69 degrees 28 minutes 10 seconds West a distance of 4.67 feet to the POINT OF BEGINNING of the herein described tract of land, same being the beginning of a curve to the left having a radius of 335.00 feet, a central angle of 01 degrees 55 minutes 20 seconds, and a chord which bears South 02 degrees 55 minutes 45 seconds East a chord distance of 11.24 feet;

(continued)

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 1 of 5

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6732

**ARS**
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 16

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE departing said common lines, over and across the aforementioned Tract 3 the following courses and distances:

Southeasterly along said curve to the left an arc distance of 11.24 feet to a point for corner;

South 83 degrees 11 minutes 50 seconds West a distance of 19.67 feet to the beginning of a curve to the right having a radius of 355.00 feet, a central angle of 03 degrees 25 minutes 41 seconds, and a chord which bears North 03 degrees 51 minutes 59 seconds West a chord distance of 21.24 feet to the end of curve;

Northwesterly along said curve to the left to an arc distance of 21.24 feet to point on a common line of the aforementioned Tract 3 and the aforementioned Lot 1 to a point for corner;

THENCE South 69 degrees 28 minutes 10 seconds East along said common line a distance of 21.77 feet to the POINT OF BEGINNING and containing 323 square feet or 0.0074 acres, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 5

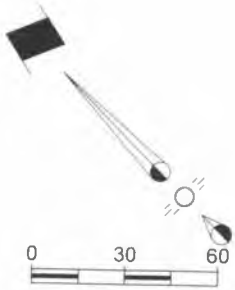
(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6732</u>

Surveying Firm #101319-00
Engineering Firm #F-819



EXHIBIT A – TRACT 16

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MILES BENNETT SURVEY - ABSTRACT NO. 52

(Portion)
Lot 15

BLOCK B/2369
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

28,772 Sq. Ft.
(0.6605 Acres)

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

STORM SEWER
EASEMENT NO. 1
VOL. 92045, PG. 3319
D.R.D.C.T.

SANITARY
SEWER EASEMENT
VOL. 3131, PG. 547
D.R.D.C.T.

TRACT 2
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

N 43°42'07" E 458.06'

BOMAR AVENUE

(60' R.O.W.)

Matchline (Sheet 4)

Matchline (Sheet 3)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 201900168877
O.P.R.D.C.T.

A REPLAT OF LOTS 17 & 18 BLOCK D/2370

FOREST PARK ADDITION
VOL. 87109, PG. 2372
D.R.D.C.T.

PART OF LOT 17A
BLOCK D/2370

D.P.&L. and S.W.B.T.
COMPANY EASEMENT
VOL. 4740, PG. 236
D.R.D.C.T.

10'x10' STREET DEDICATION
VOL. 87109, PG. 2372
D.R.D.C.T.

FOREST PARK ROAD

(70' R.O.W.)
(Formerly Tex-Oak Street)

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

Lot Line

Forest Park Road
Abandoned by Ordinance No. 7198
70' Access & Utility Easement
VOL. 4643, PG. 247
D.R.D.C.T.

Lot Line

(Portion)
Lot 14

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by:

Date:

SPRG No.:

A.G.
9/25/24
6732

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.

3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152



Scale: 1" = 60'

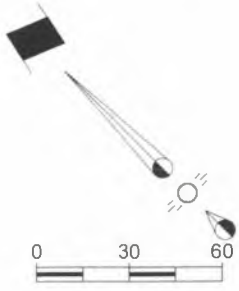
Date: 9/6/2024

Job No. 22-028

Sheet 3 of 5

EXHIBIT A – TRACT 16

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION
PORTION OF LOT 15, BLOCK B/2369
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

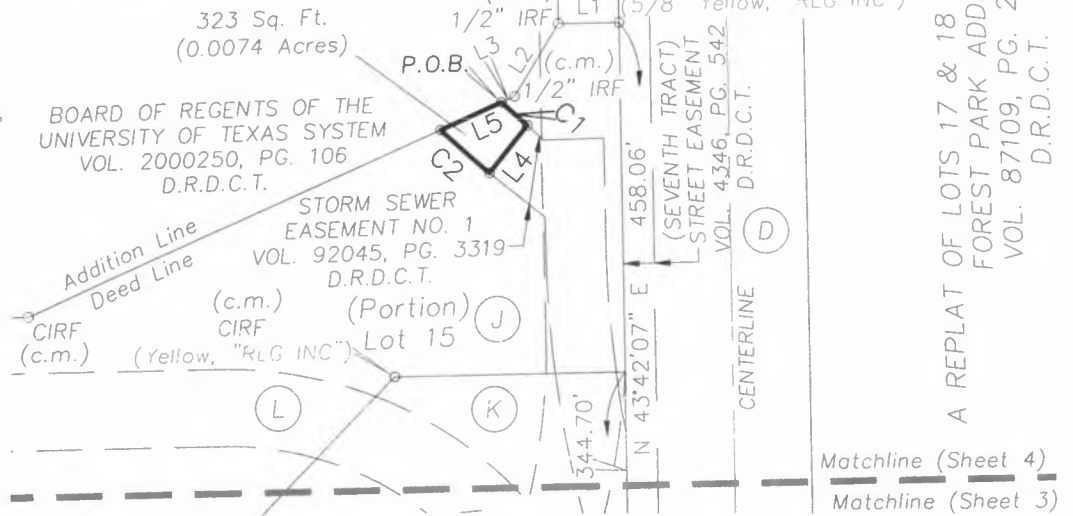


LOT 1
BLOCK B1/2368
SMP
INST. NO. 201800158534
O.P.R.D.C.T.
25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774
FLOODWAY EASEMENT "B"
VOL. 92045, PG. 3338
D.R.D.C.T.

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

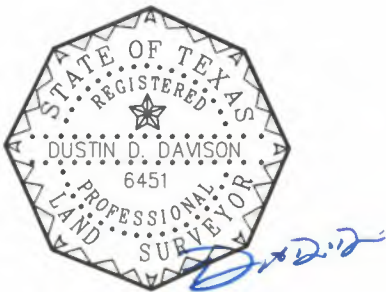
MILES BENNETT SURVEY - ABSTRACT No. 52



LINE	BEARING	DISTANCE
L1	N 46°17'53" W	19.63'
L2	S 75°53'18" W	27.40'
L3	N 69°28'10" W	4.67'
L4	S 83°11'50" W	19.67'
L5	S 69°28'10" E	21.77'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	335.00'	11.24'	11.24'	S 02°55'45" E	01°55'20"
C2	355.00'	21.24'	21.24'	N 03°51'59" W	03°25'41"

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 4 of 5

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A. G.
Date: 9/25/24
SPRG No.: 6732

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 16

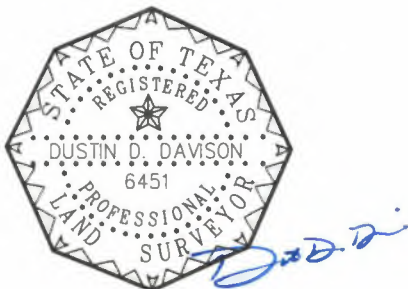
STORM SEWER EASEMENT ABANDONMENT FOREST PARK ADDITION PORTION OF LOT 15, BLOCK B/2369 MILES BENNETT SURVEY, ABSTRACT NO. 52 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas

<p>(Remainder) (THIRD TRACT) (A) STREET EASEMENT VOL. 4346, PG. 542 D.R.D.C.T.</p> <p>(B) STORM SEWER EASEMENT NO. 2 VOL. 92045, PG. 3319 D.R.D.C.T.</p> <p>(C) (FOURTH TRACT) STREET EASEMENT VOL. 4346, PG. 542 D.R.D.C.T.</p> <p>(D) STREET DEDICATION VOL. 241, PG. 41 D.R.D.C.T.</p>	<p>(E) 10' STREET EASEMENT VOL. 4574, PG. 40 D.R.D.C.T.</p> <p>(F) (Remainder) (FIFTH TRACT) STREET EASEMENT VOL. 4346, PG. 542 D.R.D.C.T.</p> <p>(G) TRACT 1 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM INST. NO. 20080251751 O.P.R.D.C.T.</p> <p>(H) BOMAR AVENUE (ABANDONED 9-19-55) Ordinance No. 6686 RETAINED EASEMENTS VOL. 4360, PG. 17 D.R.D.C.T.</p>	<p>(I) (Remainder of)(TRACT A) BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS VOL. 99218, PG. 5105 D.R.D.C.T.</p> <p>(J) TRACT 3 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM INST. NO. 20080251751 O.P.R.D.C.T.</p> <p>(K) TRACT 2 BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM INST. NO. 20080251751 O.P.R.D.C.T.</p> <p>(L) 25' STORM SEWER EASEMENT PER CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS FILE 421Q-774</p>	<p>BLOCK C/5759 Forest Park Addition VOL. 241, PG. 41 D.R.D.C.T.</p> <p>BLOCK B/2369 Forest Park Addition (Portion) VOL. 241, PG. 41 D.R.D.C.T.</p> <p>BLOCK A/5758 Forest Park Addition VOL. 241, PG. 41 D.R.D.C.T.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 5 of 5

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)	
Reviewed by:	<u>A.G</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>C732</u>

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 17

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 28,772 square foot (0.6605 acre) tract of land in the Miles Bennett Survey, Abstract No. 52, in the City of Dallas, Dallas County, Texas, same being a portion of Lot 15, Block B/2369 out of Forest Park Addition, an addition to the City of Dallas, by Plat recorded in Volume 241 Page 41, Deed Records, Dallas County, Texas, also being a portion of Lot 1, Block B1/2368 out of SMP, an addition to the City of Dallas, by Plat recorded in Instrument Number 201800158534, Official Public Records, Dallas County, Texas, further being part of that certain Tract 2 and Tract 3 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, further being part of that certain Tract B of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, for the use and benefit of THE UNIVERSITY OF TEXAS SOUTHWESTERN MEDICAL CENTER AT DALLAS, by Special Warranty Deed recorded in Volume 99218, Page 5105, Deed Records, Dallas County, Texas, further being a 25 foot storm sewer easement to the City of Dallas, created by easement recorded in Public Works File Number 421Q-774, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chiseled X cut found in the northwest right-of-way line of Bomar Avenue (60 foot right-of-way), (Street Dedication), (Volume 241, Page 41), (Deed Records, Dallas County, Texas), (Street Easements), (SEVENTH TRACT and Remainder of FIFTH TRACT), (Volume 4346, Page 542), (Deed Records, Dallas County, Texas), same being the northerly east corner of that certain Tract 1 of land conveyed to BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, by Warranty Deed recorded in Instrument Number 20080251751, Official Public Records, Dallas County, Texas, also being the northerly east corner of the abandonment of Forest Park Road (70-foot access and utility easement), (Volume 4643, Page 247), (Deed Records, Dallas County, Texas), further being the south corner of said Tract 2;

THENCE North 43 degrees 42 minutes 07 seconds East, along the southeast line of said Tract 2, same being said northwest right-of-way line, for a distance of 344.70 feet to the POINT OF BEGINNING of the herein described tract of land, same being the beginning of a tangential curve to the right, having a radius of 256.32 feet, a central angle of 15 degrees 31 minutes 05 seconds, and a chord which bears South 55 degrees 34 minutes 38 seconds West, for a chord distance of 69.21 feet to a point for corner;

THENCE over and across said BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM tracts, the aforementioned Lots 15 and 1 the following courses and distances:

Southwesterly, along the aforementioned curve to the right, for an arc distance of 69.42 feet to the beginning of a non-tangential curve to the left, having a radius of 131.72 feet, a central angle of 13 degrees 52 minutes 12 seconds, and a chord which bears North 09 degrees 30 minutes 12 seconds East, for a chord distance of 31.81 feet to a point for corner;

Northwesterly, along said curve to the left, for an arc distance of 31.89 feet, to the beginning of a non-tangential curve to the left, having a radius of 198.46 feet, a central angle of 15 degrees 50 minutes 05 seconds, and a chord which bears North 50 degrees 38 minutes 22 seconds East, for a chord distance of 54.67 feet to the end of curve;

Northeasterly, along said curve to the left, for an arc distance of 54.85 feet to a point for corner;

(continued)

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 1 of 6

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6733

**ARS**
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 17

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

North 43 degrees 32 minutes 17 seconds East, for a distance of 420.91 feet to the beginning of a tangential curve to the left, having a radius of 106.76 feet, a central angle of 30 degrees 16 minutes 53 seconds, and a chord which bears North 25 degrees 14 minutes 21 seconds East, for a chord distance of 55.77 feet to the end of curve;

Northeasterly, along said curve to the left, for an arc distance of 56.42 feet to a point for corner;

North 09 degrees 48 minutes 50 seconds East, for a distance of 297.54 feet to the beginning of a tangential curve to the left, having a radius of 116.09 feet, a central angle of 54 degrees 23 minutes 55 seconds, and a chord which bears North 15 degrees 58 minutes 24 seconds West, for a chord distance of 106.13 feet to the end of curve;

Northwesterly along said curve to the left, for an arc distance of 110.22 feet to the beginning of a tangential curve to the right, having a radius of 137.33 feet, a central angle of 74 degrees 20 minutes 46 seconds, and a chord which bears North 09 degrees 20 minutes 03 seconds West, for a chord distance of 165.95 feet to the end of curve;

Northwesterly along said curve to the right, for an arc distance of 178.19 feet to a point for corner;

South 46 degrees 14 minutes 18 seconds East, for a distance of 26.24 feet to the beginning of a non-tangential curve to the right, having a radius of 112.33 feet, a central angle of 71 degrees 00 minutes 23 seconds, and a chord which bears South 11 degrees 20 minutes 19 seconds East, for a chord distance of 130.47 feet to the end of curve;

Southeasterly, along said curve to the right, for an arc distance of 139.21 feet to the beginning of a tangential curve to the left, having a radius of 141.09 feet, a central angle of 54 degrees 35 minutes 32 seconds and a chord which bears South 16 degrees 12 minutes 04 seconds East, for a chord distance of 129.41 feet to the end of curve;

Southeasterly along said curve to the left, for an arc distance of 134.43 feet to a point for corner;

South 09 degrees 48 minutes 50 seconds West, for a distance of 297.62 feet to the beginning of a tangential curve to the left, having a radius of 154.43 feet, a central angle of 28 degrees 00 minutes 03 seconds, and a chord which bears South 25 degrees 26 minutes 08 seconds West, for a chord distance of 74.72 feet to the end of curve;

THENCE Southeasterly, along said curve to the left, for an arc distance of 75.47 feet to a point in the aforementioned northwest right-of-way line to a point for corner;

THENCE South 43 degrees 42 minutes 07 seconds West, for a distance of 429.34 feet to the POINT OF BEGINNING and containing 28,772 square feet or 0.6605 acres, more or less.

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 2 of 6

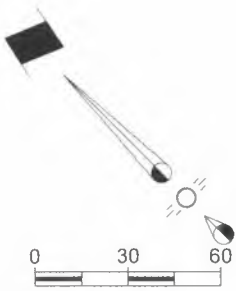
Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)	
Reviewed by:	<u>A.G.</u>
Date:	<u>9/25/24</u>
SPRG No.:	<u>6733</u>

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 17

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MILES BENNETT SURVEY - ABSTRACT NO. 52

BLOCK B/2369
(Portion)
Lot 15
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

28,772 Sq. Ft.
(0.6605 Acres)

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

SANITARY
SEWER EASEMENT
VOL. 3131, PG. 547
D.R.D.C.T.

STORM SEWER
EASEMENT NO. 1
VOL. 92045, PG. 3319
D.R.D.C.T.

TRACT 2
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

N 43°42'07" E 344.70'

BOMAR AVENUE
(60' R.O.W.)

A REPLAT OF LOTS 17 & 18 BLOCK D/2370
FOREST PARK ADDITION
VOL. 87109, PG. 2372
D.R.D.C.T.

Matchline (Sheet 4)

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 201900168877
O.P.R.D.C.T.

D.P.&L. and S.W.B.T.
COMPANY EASEMENT
VOL. 4740, PG. 236
D.R.D.C.T.

10'x10' STREET DEDICATION
VOL. 87109, PG. 2372
D.R.D.C.T.

FOREST PARK ROAD
(70' R.O.W.)
(Formerly Tex-Oak Street)

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	256.32'	69.42'	69.21'	S 55°34'38" W	15°31'05"
C2	131.72'	31.89'	31.81'	N 09°30'12" E	13°52'12"
C3	198.46'	54.85'	54.67'	N 50°38'22" E	15°50'05"

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Dustin D. Davison

Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 3 of 6

(For SPRG use only)

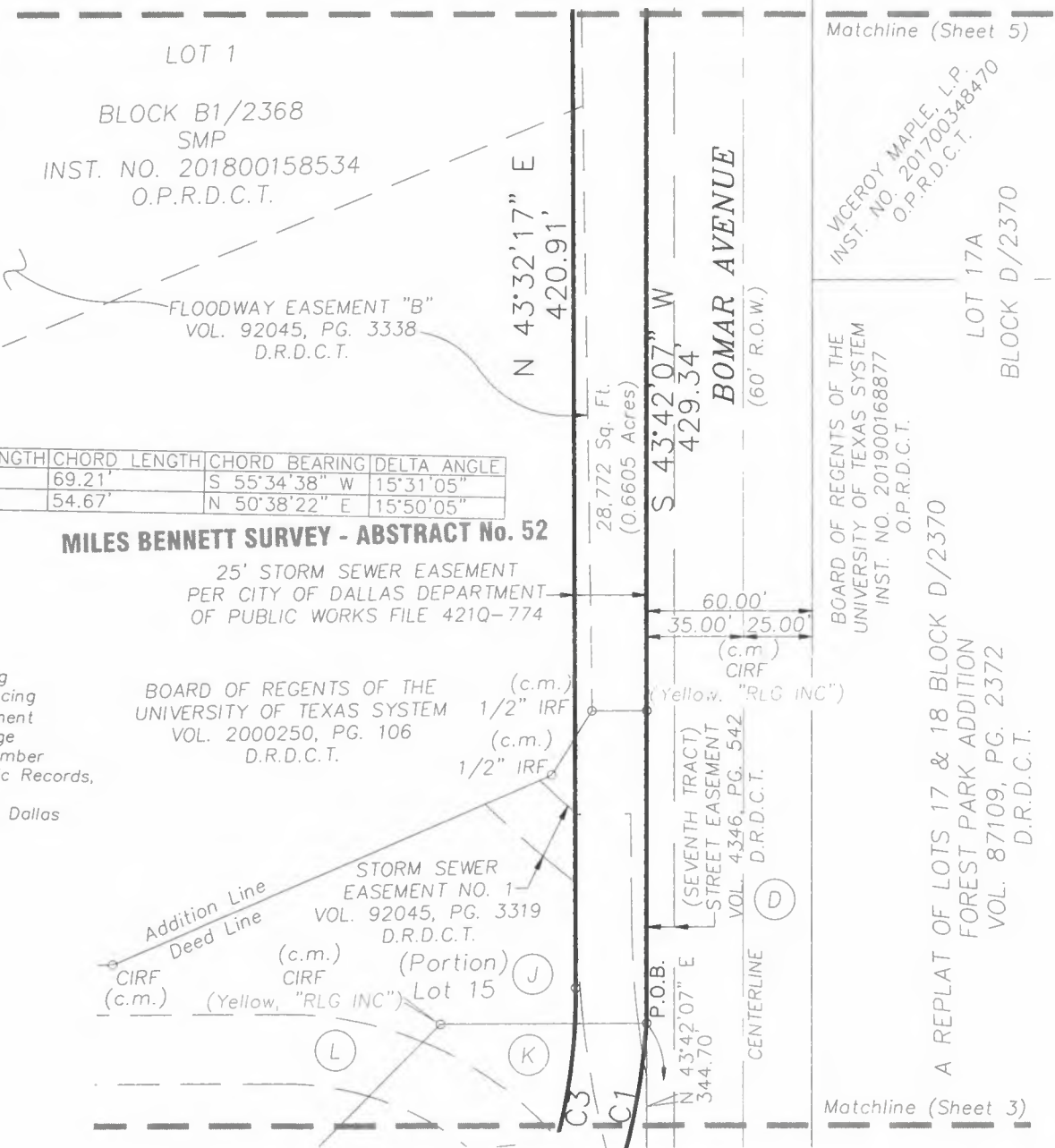
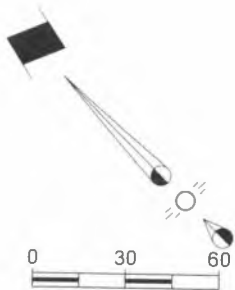
Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6733

Surveying Firm #101319-00
Engineering Firm #F-819

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

EXHIBIT A – TRACT 17

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



MILES BENNETT SURVEY - ABSTRACT No. 52

25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
VOL. 2000250, PG. 106
D.R.D.C.T.

STORM SEWER
EASEMENT NO. 1
VOL. 92045, PG. 3319
D.R.D.C.T.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 4 of 6

Basis of Bearings: STATE PLANE COORDIANTE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(For SPRG use only)

Reviewed by: A.G.
Date: 9/25/24
SPRG No.: 6733

Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	106.76'	56.42'	55.77'	N 25°14'21" E	30°16'53"
C5	116.09'	110.22'	106.13'	N 15°58'24" W	54°23'55"
C8	141.09'	134.43'	129.41'	S 16°12'04" E	54°35'32"
C9	154.43'	75.47'	74.72'	S 25°26'08" W	28°00'03"

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 5 of 6

(For SPRG use only)

Reviewed by:
Date:
SPRG No.:

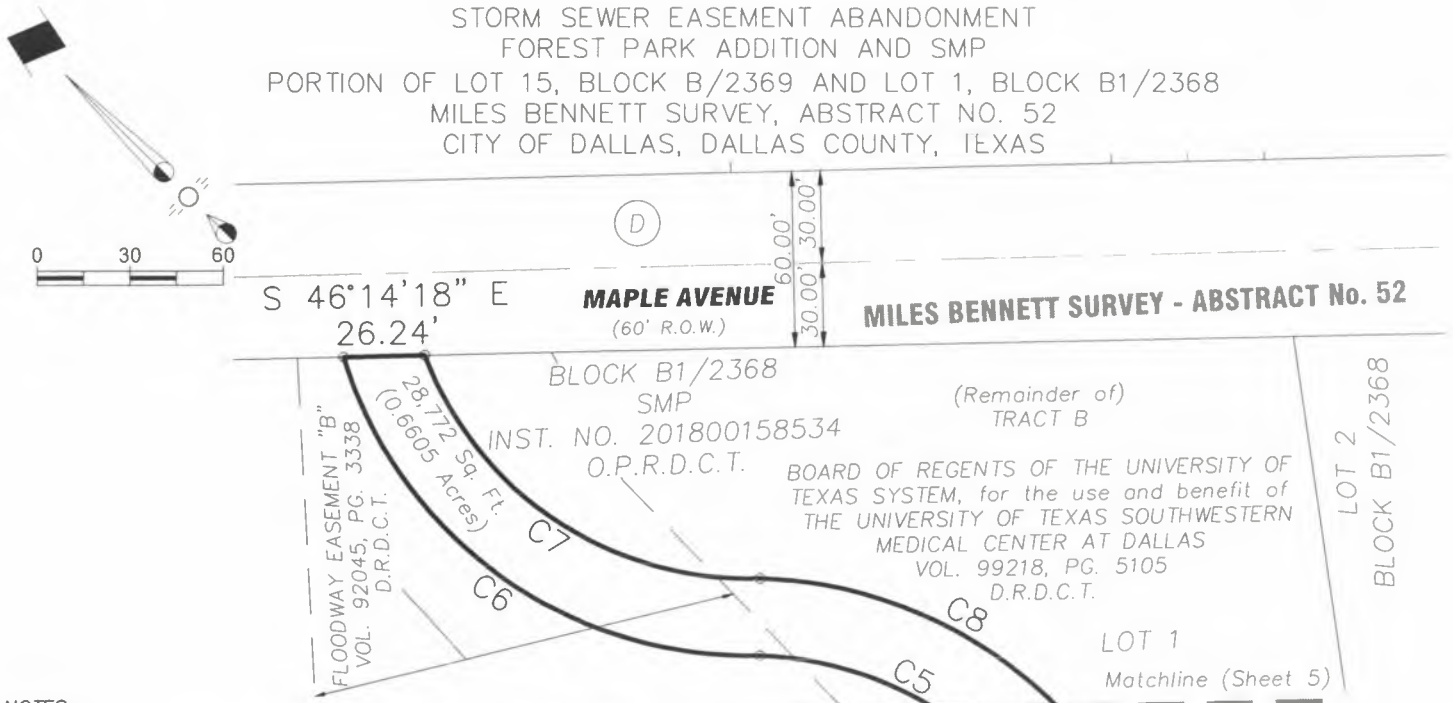
Surveying Firm #101319-00
Engineering Firm #F-819



ARS
ENGINEERS, INC.
Sojourn, Suite 230
Rollton, TX 75006
(214) 739-3152

EXHIBIT A – TRACT 17

STORM SEWER EASEMENT ABANDONMENT
FOREST PARK ADDITION AND SMP
PORTION OF LOT 15, BLOCK B/2369 AND LOT 1, BLOCK B1/2368
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS



NOTES:

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
(c.m.) = Controlling Monument
Vol. Pg. = Volume and Page
Instr. No. = Instrument Number
O.P.R.D.C.T. = Official Public Records,
Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas
County, Texas
R.O.W. = right-of-way
Sq. Ft. = Square Feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	116.09'	110.22'	106.13'	N 15°58'24" W	54°23'55"
C6	137.33'	178.19'	165.95'	N 09°20'03" W	74°20'46"
C7	112.33'	139.21'	130.47'	S 11°20'19" E	71°00'23"
C8	141.09'	134.43'	129.41'	S 16°12'04" E	54°35'32"

(Remainder)
(THIRD TRACT)
(A) STREET EASEMENT
VOL. 4346, PG. 542
D.R.D.C.T.

(B) STORM SEWER
EASEMENT NO. 2
VOL. 92045, PG. 3319
D.R.D.C.T.

(C) (FOURTH TRACT)
STREET EASEMENT
VOL. 4346, PG. 542
D.R.D.C.T.

(D) STREET DEDICATION
VOL. 241, PG. 41
D.R.D.C.T.

(E) 10' STREET EASEMENT
VOL. 4574, PG. 40
D.R.D.C.T.

(Remainder)
(FIFTH TRACT)
(F) STREET EASEMENT
VOL. 4346, PG. 542
D.R.D.C.T.

(G) TRACT 1
BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

(H) BOMAR AVENUE (ABANDONED 9-19-55)
Ordinance No. 6686
RETAINED EASEMENTS
VOL. 4360, PG. 17
D.R.D.C.T.

(Remainder of) (TRACT A)
BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM, for the use and benefit of
THE UNIVERSITY OF TEXAS SOUTHWESTERN
MEDICAL CENTER AT DALLAS
VOL. 99218, PG. 5105
D.R.D.C.T.

(I)

TRACT 3
(J) BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

TRACT 2
(K) BOARD OF REGENTS OF THE
UNIVERSITY OF TEXAS SYSTEM
INST. NO. 20080251751
O.P.R.D.C.T.

BLOCK C/5759
Forest Park Addition
VOL. 241, PG. 41
D.R.D.C.T.

BLOCK B/2369
Forest Park Addition (Portion)
VOL. 241, PG. 41
D.R.D.C.T.

(L) 25' STORM SEWER EASEMENT
PER CITY OF DALLAS DEPARTMENT
OF PUBLIC WORKS FILE 421Q-774

Basis of Bearings: STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



Scale: 1" = 60'
Date: 9/6/2024
Job No. 22-028

Sheet 6 of 6

Surveying Firm #101319-00
Engineering Firm #F-819

(For SPRG use only)
Reviewed by: **A.G.**
Date: **9/25/24**
SPRG No.: **6733**

ARS
ENGINEERS, INC.
3440 Sojourn, Suite 230
Carrollton, TX 75006
PH: (214) 739-3152