

FIELD NOTES DESCRIBING A 2,119 SQUARE FOOT (0.0486 ACRE) Exhibit A
DRAINAGE EASEMENT IN CITY BLOCK A/5248
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

BEING a 2,119 square foot (0.0486 acre) tract of land in the Richard Scurry Survey, Abstract Number 1382, and in the City of Dallas, Dallas County, Texas, said tract being a part of Lot 44A, City of Dallas Block Number A/5248, of Eustis Addition, an addition to the City of Dallas, as shown on plat thereof recorded in Instrument Number 201300225716 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract also being a part of that tract of land described in Warranty Deed with Vendor's Lien to James L. Coon and Brad Cleveland, as recorded in Instrument Number 201200364887, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner, said iron rod being on the northwest line of said Lot 44A and the southeast right-of way line of Eustis Avenue, a 40 foot wide right-of-way as shown on plat of Block "A", Lakeland Terrace Addition, an addition to the City of Dallas, thereof recorded in Volume 6, Page 215, of the Map Records of Dallas County, Texas, and from which a 3-inch aluminum disk stamped "Eustis 4813" (controlling monument) for the northwest corner of said Lot 44A bears South 44 degrees 51 minutes 39 seconds West, a distance of 96.20 feet;

THENCE North 44 degrees 51 minutes 39 seconds East, with the northwest line of said Lot 44A and the southeast right-of way line of Eustis Avenue, a distance of 39.71 feet to an 'X' cut set in concrete for corner;

THENCE South 08 degrees 50 minutes 25 seconds East, departing the northwest line of said Lot 44A and the southeast right-of way line of Eustis Avenue, a distance of 44.74 feet to a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner on the southeast line of said Lot 44A and the northwest right-of-way line of Kansas City Southern Railway Company (a 100 foot wide right-of-way);

THENCE South 49 degrees 13 minutes 53 seconds West, with the southeast line of said Lot 44A and said northwest right-of-way line of Kansas City Southern Railway Company, a distance of 92.39 feet to a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner, from which a 1/2-inch iron rod found with cap stamped "XCES SURVEYING" (controlling monument) for the south corner of said Lot 44A bears South 49 degrees 13 minutes 53 seconds West, a distance of 26.43 feet;


THENCE North 40 degrees 46 minutes 07 seconds West, departing the southeast line of said Lot 44A and said northwest right-of-way line of Kansas City Southern Railway Company, a distance of 11.00 feet to a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner;

THENCE North 49 degrees 13 minutes 53 seconds East, a distance of 45.31 feet to a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner;

THENCE North 21 degrees 09 minutes 35 seconds East, a distance of 27.56 feet to a 1/2-inch iron rod set with yellow cap stamped "GLD" for corner;

THENCE North 08 degrees 50 minutes 25 seconds West, a distance of 12.93 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,119 square feet or 0.0486 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).


Rene M. Salinas, R.P.L.S. No. 6093



3/06/2024

Scott Holt
FIELD NOTES APPROVED:
3/19/2024



NOTES:

1. BASIS OF BEARING: Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; surface adjustment scale factor (SF) = 1.0001365060 (TXDOT Dallas Co. SF).
2. All distances are surface values.
3. Field date: 1/18/2024

RICHARD SCURRY SURVEY
ABSTRACT NO. 1382

LAKELAND AVENUE
(VARIABLE WIDTH R.O.W.)
VOL. 4, PG. 87, M.R.D.C.T.
AND VOL. 16, PG. 165, D.R.D.C.T.

1/2" IRF, E. COR. OF LOT 40,
AND N. COR. OF LOT 41, BLOCK A/5248,
BLOCK "A", LAKELAND TERRACE ADDITION
VOL. 6, PG. 215, M.R.D.C.T.

EUSTIS AVENUE
(40 FOOT WIDE R.O.W.)
VOL. 6 PG. 215, M.R.D.C.T.
AND SHOWN ON CITY OF DALLAS BLOCK MAP 5248

LAKELAND TERRACE
VOL. 4, PG. 87
M.R.D.C.T.

ALLEY
LOT 7

BLOCK 17/5244
LOT 7

BLOCK A/5248
EUSTIS ADDITION
LOT 44A
INST. NO. 201300225716
O.P.R.D.C.T.

BLOCK "A", LAKELAND TERRACE ADDITION
VOL. 6, PG. 215
M.R.D.C.T.

KANSAS CITY SOUTHERN RAILWAY COMPANY
(ORIGINALLY G.C. & S.F. RAILROAD)
INST. NO. 2011002258374, O.P.R.D.C.T.

10 FT. STORM SEWER
VOL. 4872, PG. 270
D.R.D.C.T.

POINT OF BEGINNING

DRAINAGE EASEMENT
LOT 44A
2,119 SQ. FT.
0.0486 ACRES

3" ALUMINUM MONUMENT FOUND
STAMPED "EUSTIS 4813"
(CM)

1/2" IRF W/CAP
STAMPED
"XCES SURVEYING"
(CM)

1/2" IRF W/CAP
STAMPED
"XCES SURVEYING"
(CM)

10' x 10' RIGHT-OF-WAY
DEDICATION
INST. NO. 201300225716
O.P.R.D.C.T.

(Owner)
JAMES L. COON
AND BRAD CLEVELAND
INST. 201200364887
O.P.R.D.C.T.

LEGEND:

- (CM) Controlling Monument
- IRF Iron Rod Found
- IRS 1/2" Iron Rod Set w/yellow "GLD" cap
- MON. Monument
- PFC Point for Corner
- R.O.W. Right-of-Way
- D.R.D.C.T. Deed Records Dallas County Texas
- M.R.D.C.T. Map Records Dallas County Texas
- O.P.R.D.C.T. Official Public Records Dallas County Texas

LINE TABLE

L1	=	N40° 46' 07"W, 11.00'
L2	=	N21° 09' 35"E, 27.56'
L3	=	N08° 50' 25"W, 12.93'
L4	=	S49° 13' 53"W, 26.43'
L5	=	N47° 08' 16"W, 17.02'
L6	=	N01° 08' 19"W, 13.89'

FIELD NOTES DESCRIBING

A 2,119 SQUARE FOOT (0.0486 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK A/5248
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

Garcia Land Data, Inc.

214-987-0149
214-987-4026
TDRS Firm No. 0136580
6210 Champell Rd., Ste. 110
Dallas, TX 75246-1388

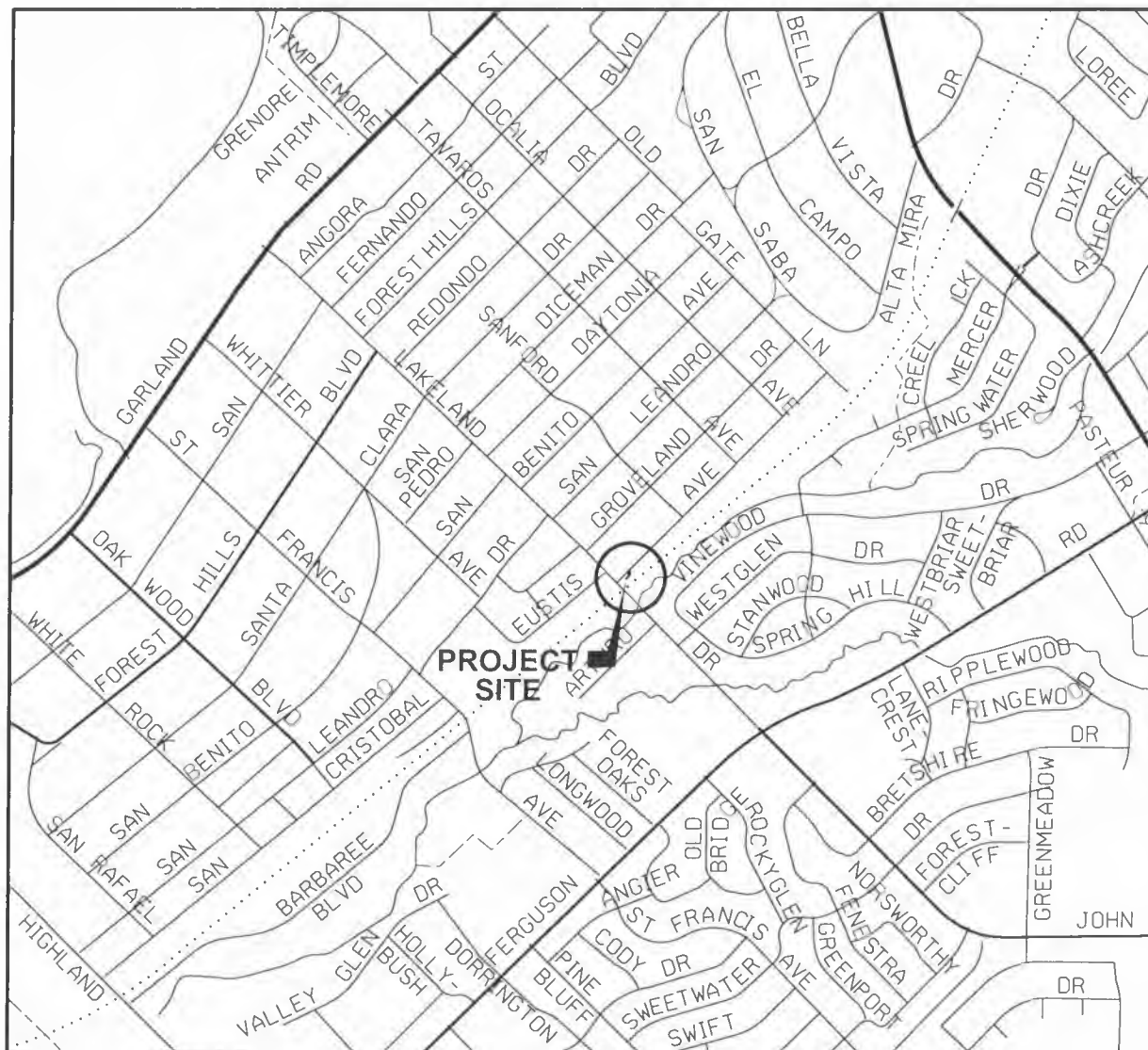
DATE: 3/06/2024

PROJ: 5828

PAGE 2 OF 2



MAPSCO NO. 37-S



LOCATION MAP
NOT TO SCALE