

Exhibit A

**WATER EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370**

**JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Southold
FIELD NOTES APPROVED:
10/7/2024

BEING a 22,508 square feet (0.5167 Acre) tract of land located in Block 8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 22,508 square feet (0.5167 Acre) tract of land being a portion of a called 102.06 acre tract of land identified as "TRACT 2" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 221, Page 1797, Deed Records, Dallas County, Texas, said 22,508 square feet (0.5167 Acre) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "SPOONER 5922" set on the northwest property line of that certain tract of land identified as "TRACT 2" conveyed to BNSF RAILWAY, by deed thereof filed for record in Volume 84017, Page 4116, originally recorded in Volume 383, Page 71, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found (Controlling Monument) at the south property corner of a called 1.723 acre tract of land conveyed to the City of Irving, by deed thereof filed for record in Volume 91245, Page 1, Deed Records, Dallas County, Texas, bears North 80°48'06" West, 742.49 feet, said beginning point also being on the northeast line of an existing 50' wide easement identified as "Elm Fork Interceptor Section II" conveyed to Trinity River Authority of Texas, by deed thereof filed for record in Volume 5030, Page 389, Deed Records, Dallas County, Texas, from said beginning point the northwest lot corner (Controlling Monument) of Lot 1, Block A, Cistercian Monastery, an Addition to the City of Irving, Dallas County, Texas, by plat thereof filed for record in Volume 98075, Page 43, Deed Records, Dallas County, Texas, bears South 40°50'54" West, 1,195.41 feet and having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,998,692.60 and E: 2,452,669.40, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,999,596.73 and E: 2,453,451.16;

THENCE in part along the said existing 50' wide easement and over and across the said 102.06 acre tract the following courses and distances:

North 44°43'32" West, 364.72 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set at the beginning of a curve to the right having a radius of 135.00 feet;

Along the said curve to the right, an arc length of 77.05 feet and across a chord which bears North 28°22'32" West, a chord length of 76.01 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

North 12°01'32" West, 51.68 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

North 84°24'41" West, 76.81 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set on the east property line of a called 41.29 acre tract of land conveyed to Dallas County Municipal Utility District No. 1, by deed thereof filed for record in Volume 75092, Page 138, Deed Records, Dallas County, Texas, from said point an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, of ALMI Las Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 62°44'47" West, 1,966.64 feet, said "X" cut found having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,000,790.62 and E: 2,451,498.92;

THENCE North 06°03'23" West, along the said property line, 31.06 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

THENCE over and across the said 102.06 acre tract the following courses and distances:

South 84°32'05" East, 106.92 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

South 51°25'22" East, 13.73 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

South 05°27'55" West, 26.99 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

South 23°16'32" East, 50.63 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

**WATER EASEMENT
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BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 33°28'32" East, 53.71 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

South 44°43'32" East, 350.52 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set at the beginning of a non-tangent curve to the right having a radius of 2,792.35 feet to the said northwest property line;

THENCE along the said property line and along the said curve to the right, an arc length of 40.02 feet and across a chord which bears South 43°39'20" West, a chord length of 40.02 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.5167 acres (22,508 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
●	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET CONTROLLING MONUMENT
(CM)	

CALLED: 24.408 ACRES
CITY OF IRVING
VOL. 91238, PG. 857
D.R.D.C.T.

EX. 30' SANITARY SEWER EASEMENT
CITY OF IRVING, VOL. 69127, PAGE 1482,
D.R.D.C.T. (APPROX. LOCATION
DUE TO VAGUE DESCRIPTION)

CALLED: 55.40 ACRES
CITY OF DALLAS, "TRACT SEVEN"
VOL. 221, PG. 323, D.R.D.C.T.

EXISTING EASEMENT
TRINITY RIVER
AUTHORITY OF TEXAS
"ELM FORK INTERCEPTOR
SECTION II"
VOL. 5030, PG. 389,
D.R.D.C.T.

CALLED:
1.723 ACRES
CITY OF IRVING
VOL. 91245, PG. 1
D.R.D.C.T.

APPROXIMATE
LOCATION OF
CITY LIMIT LINE

REMAINDER OF
DALLAS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 1
"TRACT 5, PART B"
VOL. 75092, PG. 138,
D.R.D.C.T.

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

BLOCK
8370

REMAINDER OF A
CALLED: 102.06 ACRES
CITY OF DALLAS, "TRACT 2" IN
VOL. 221, PG. 1797
D.R.D.C.T.

WATER EASEMENT
22,508 SQ. FT.,
0.5167 ACRES

POINT OF
BEGINNING

N:6,999,596.73
E:2,453,451.16
(NAD83 ~ GRID)

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N12°01'32"W	51.68'
L2	N84°24'41"W	76.81'
L3	N06°03'23"W	31.06'
L4	S84°32'05"E	106.92'

LINE TABLE		
NO.	DIRECTION	DIST.
L5	S51°25'22"E	13.73'
L6	S05°27'55"W	26.99'
L7	S23°16'32"E	50.63'
L8	S33°28'32"E	53.71'

C1
R=135.00'
L=77.05'
CB=N28°22'32"W
CL=76.01'

NORTHWEST LOT CORNER (CM) OF LOT 1,
BLOCK A OF CISTERCIAN MONASTERY,
AN ADDITION TO THE CITY OF IRVING,
VOL. 98075, PG. 43, D.R.D.C.T.,
BEARS S40°50'54"W ~ 1,195.41'
N=6,998,692.60, E=2,452,669.40

OWNER
BNSF RAILWAY "TRACT 2"
VOL. 84017, PG. 41, D.R.D.C.T.,
ORIGINALY CONVEYED IN
VOL. 383, PG. 71,
D.R.D.C.T.

E1
EX. PERMANENT
WASTEWATER
FACILITY EASEMENT
TO CITY OF IRVING
INS. NO. 201900170645
O.P.R.D.C.T.

E2
EX. 50' EASEMENT
FOR SEWER MAINS
CITY OF IRVING
VOL. 510, PAGE 46,
D.R.D.C.T.

C2
R=2792.35'
L=40.02'
CB=S43°39'20"W
CL=40.02'

C3
R=2792.35'
L=1485.26'
CB=N28°00'25"E
CL=1467.81'

C4
R=2792.35'
L=46.00'
CB=S44°32'17"W
CL=46.00'

0 60' 120'
GRAPHIC SCALE IN FEET
1" = 120'

WATER EASEMENT
BEING IN 102.06 ACRES,
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 102.06 ACRES (DEED)
22177 P4 EXH A PWLE.dwg

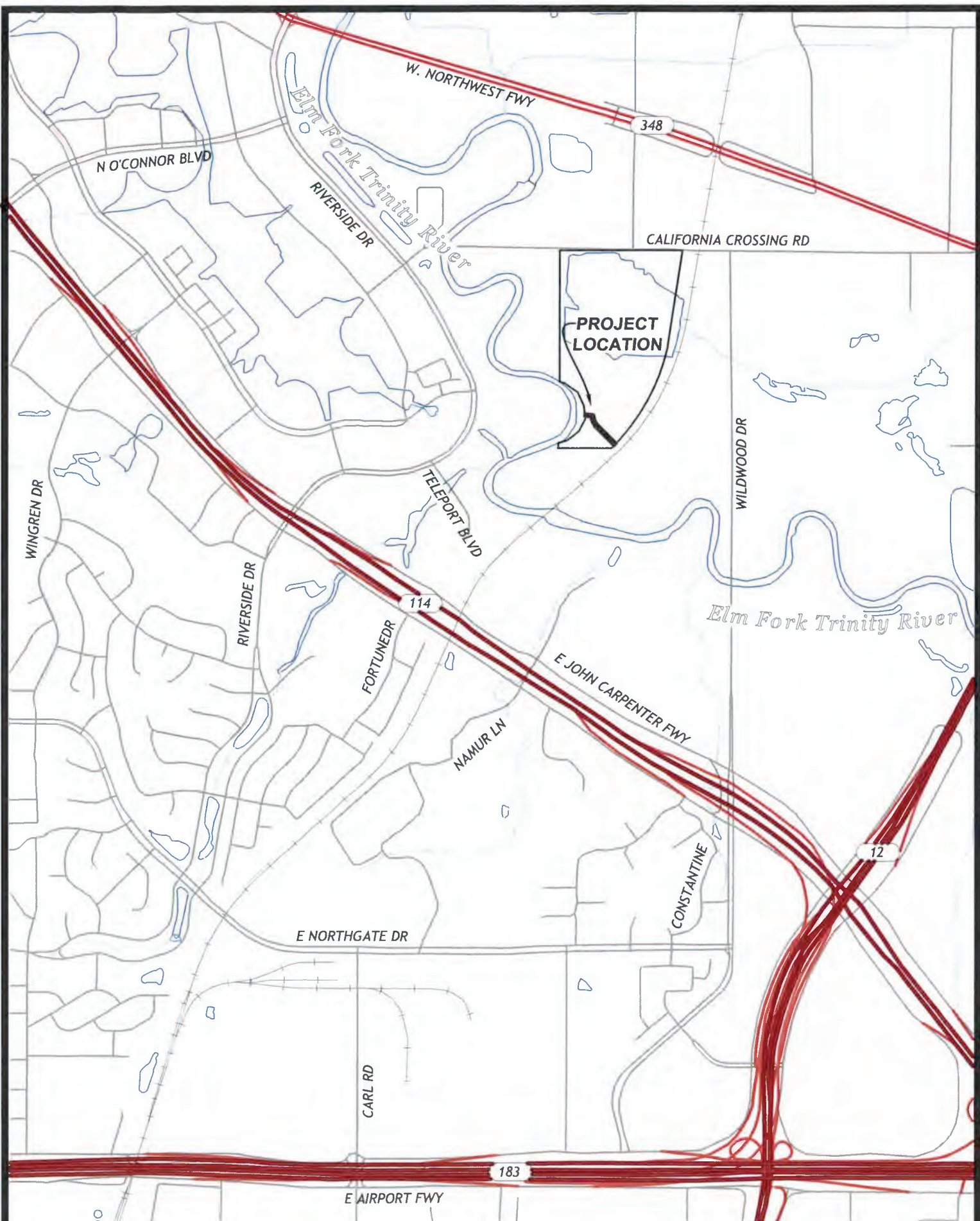
S&A JOB NO.: 22177
DATE: 8/13/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER



309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900





**PROJECT
LOCATION**

LOCATOR MAP

**TEMPORARY CONSTRUCTION EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Scott Holt
FIELD NOTES APPROVED:
8/19/2024

BEING a 6,655 square feet (0.1528 acre) tract of land located in Block 8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 6,655 square feet (0.1528 acre) tract of land being a portion of a called 102.06 acre tract of land identified as "TRACT 2" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 221, Page 1797, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 6,655 square feet (0.1528 acre) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the northwest property line of that certain tract of land identified as "TRACT 2" conveyed to BNSF RAILWAY, by deed thereof filed for record in Volume 84017, Page 4116, originally recorded in Volume 383, Page 71, D.R.D.C.T., from which a 1/2" iron rod found (Controlling Monument) at the south property corner of a called 1.723 acre tract of land conveyed to the City of Irving, by deed thereof filed for record in Volume 91245, Page 1, D.R.D.C.T., bears North 79°50'33" West, 733.99 feet, from said beginning point the northwest lot corner (Controlling Monument) of Lot 1, Block A, Cistercian Monastery, an Addition to the City of Irving, by plat thereof filed for record in Volume 98075, Page 43, Deed Records, Dallas County, Texas, bears South 40°48'20" West, 1,180.43 feet, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,999,595.98 and E: 2,453,440.70;

THENCE over and across the said 102.06 acre tract the following courses and distances:

North 44°43'32" West, 365.00 feet to the beginning of a curve to the right having a radius of 150.00 feet;

Along the said curve to the right, an arc length of 61.86 feet and across a chord which bears North 32°54'42" West, a chord length of 61.42 feet to the northeast line of an existing 50' Easement for Sewer Mains, conveyed to the City of Irving, by deed thereof of filed for record in Volume 510, Page 48, D.R.D.C.T.;

THENCE along the said existing 50' Easement for Sewer Mains the following courses and distances:

North 14°58'18" East, 21.14 feet;

North 75°01'42" West, 12.88 feet;

THENCE over and across the said 102.06 acre tract the following courses and distances:

North 12°01'32" West, 6.20 feet to a point from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, ALMI at Las Colinas Urban Center, an Addition to the City of Irving, Dallas County Clerk's Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 62°16'00" West, 2,046.14 feet;

North 79°04'48" East, 15.00 feet to the northeast line existing 50' wide easement identified as "Elm Fork Parallel Segment 1-B" conveyed to Trinity River Authority of Texas, by deed thereof filed for record in Volume 5030, Page 389, D.R.D.C.T.;

THENCE along the said existing 50' Easement (Elm Fork Parallel Segment 1-B) the following courses and distances:

South 12°01'32" East, 6.94 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" at the beginning of a curve to the left having a radius of 135.00 feet;

**TEMPORARY CONSTRUCTION EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Along the said curve to the left, an arc length of 77.05 feet and across a chord which bears South 28°22'32" East, a chord length of 76.01 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

South 44°43'32" East, 364.72 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" on the said northwest property line of the BNSF RAILWAY, said point being at the beginning of a non-tangent curve to the right having a radius of 2,792.35 feet;

THENCE along the said property line and along the said curve to the right, an arc length of 15.00 feet and across a chord which bears South 44°13'12" West, a chord length of 15.00 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1528 acres (6,655 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



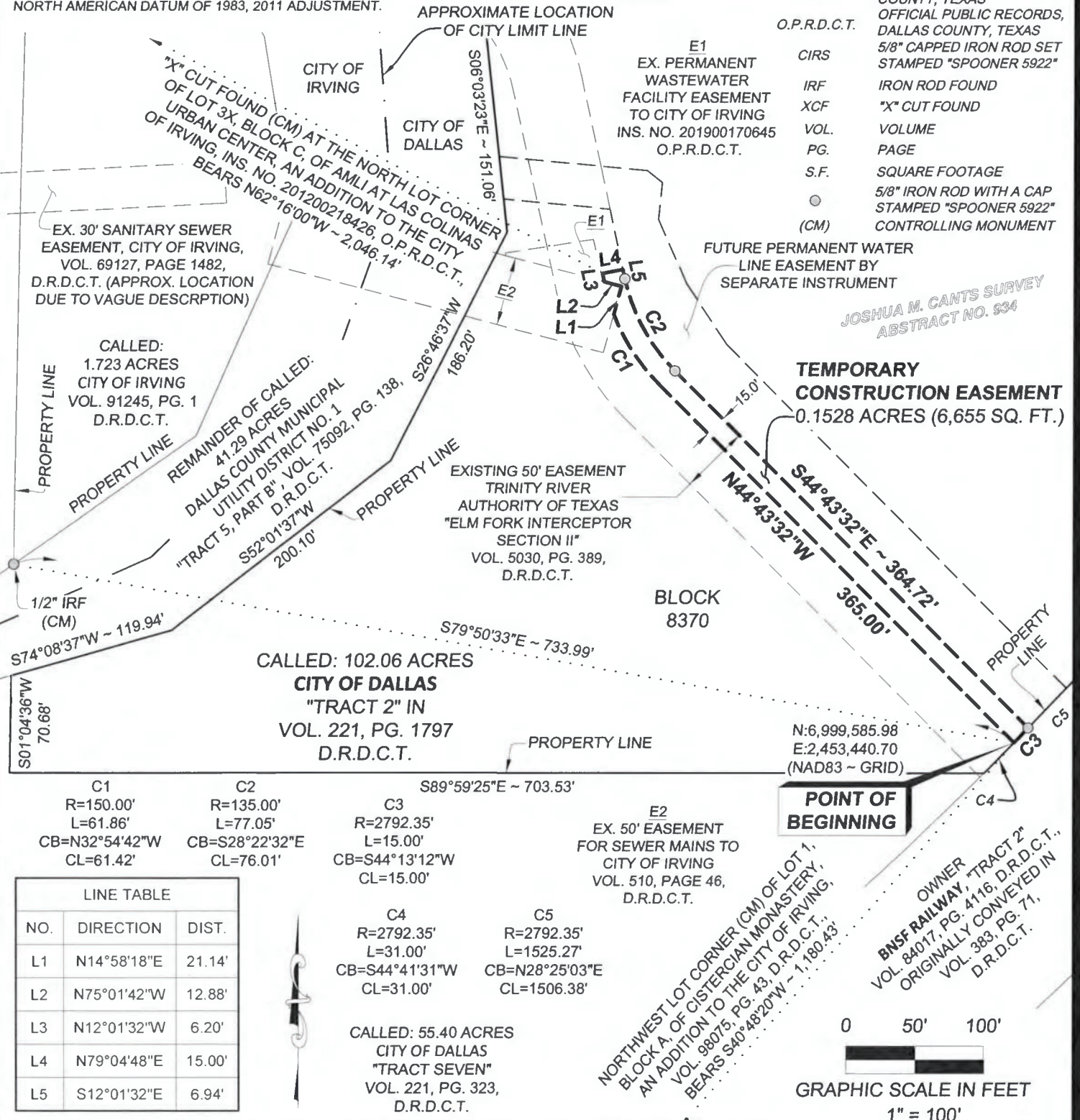
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS 5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF IRON ROD FOUND
XCF "X" CUT FOUND
VOL. VOLUME
PG. PAGE
S.F. SQUARE FOOTAGE
5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM) CONTROLLING MONUMENT



C1
R=150.00'
L=61.86'
CB=N32°54'42"W
CL=61.42'

C2
R=135.00'
L=77.05'
CB=S28°22'32"E
CL=76.01'

C3
R=2792.35'
L=15.00'
CB=S44°13'12"W
CL=15.00'

C4
R=2792.35'
L=31.00'
CB=S44°41'31"W
CL=31.00'

C5
R=2792.35'
L=1525.27'
CB=N28°25'03"E
CL=1506.38'

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N14°58'18"E	21.14'
L2	N75°01'42"W	12.88'
L3	N12°01'32"W	6.20'
L4	N79°04'48"E	15.00'
L5	S12°01'32"E	6.94'

CALLLED: 55.40 ACRES
CITY OF DALLAS
"TRACT SEVEN"
VOL. 221, PG. 323,
D.R.D.C.T.

TEMPORARY CONSTRUCTION EASEMENT
BEING IN 102.06 ACRES,
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLLED: 102.06 ACRES (DEED)
22177 P4 EXH C TCE PT1.dwg

S&A JOB NO.: 22177
DATE: 5/10/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

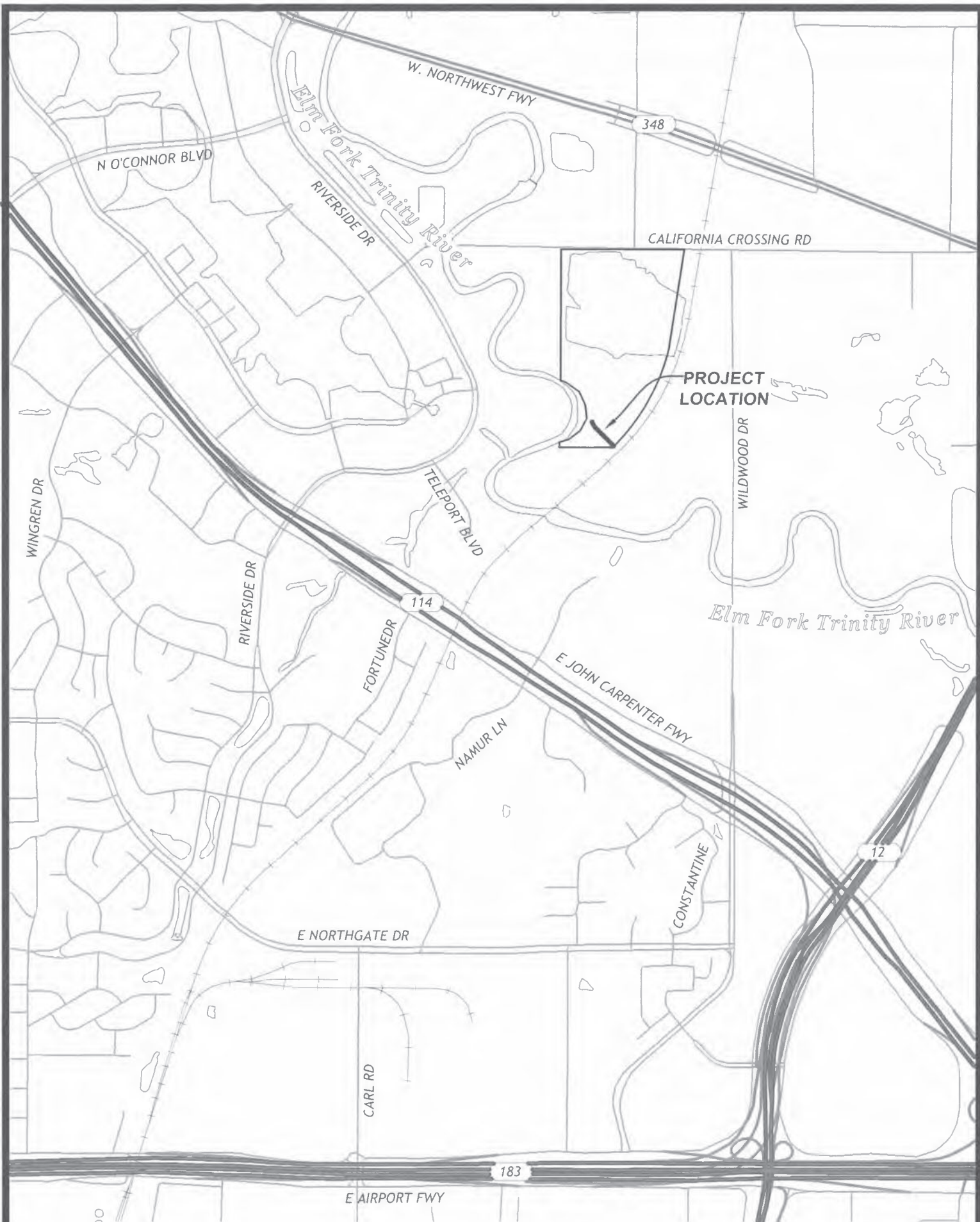


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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAGE 3 OF 3





LOCATOR MAP

Spooner & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - espooner@spoonersurveyors.com - S&A 22177

**TEMPORARY ACCESS EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Scott Holt
FIELD NOTES APPROVED:
8/19/2024

BEING a 39,249 square feet (0.9010 acre) tract of land located in Block 8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 39,249 square feet 0.9010 acre tract of land being a portion of a called 102.06 acre tract of land identified as "TRACT 2" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 221, Page 1797, Deed Records, Dallas County, Texas, said 39,249 square feet 0.9010 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 1/2 inch iron rod found (Controlling Monument) at the south property corner of a called 1.723 acre tract conveyed to the City of Irving, by deed thereof filed for record in Volume 91245, Page 1, Deed Records, Dallas County, Texas, bears South 57°04'31" West, 528.47 feet, said beginning point also being North 20°36'05" East, 1,399.70 feet from the northwest lot corner of Lot 1, Block A, of Cistercian Monastery, an Addition to the City of Irving, Dallas County, Texas, by plat thereof filed for record in Volume 98075, Page 43, Deed Records, Dallas County, Texas, also from said beginning point a 5/8" iron rod with a cap stamped "SPOONER 5922", bears South 84°32'05" East, 12.58 feet, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,000,002.60 and E: 2,453,161.84;

THENCE over and across the said 102.06 acre tract the following courses and distances:

North 84°32'05" West, 20.97 feet to a point on the northeast line of an existing 50' wide easement identified as "Elm Fork Parallel Segment 1-B" conveyed to Trinity River Authority of Texas, by deed thereof filed for record in Volume 5030, Page 389, D.R.D.C.T., from which a 5/8" iron rod with a cap stamped "SPOONER 5922", bears North 84°32'05" West, 73.38 feet;

North 12°01'32" West, along the said existing 50' wide easement, 67.11 feet;

North 31°53'07" West, 138.13 feet;

North 26°28'35" West, 177.51 feet;

North 31°01'45" West, 182.86 feet;

North 22°08'55" West, 87.01 feet;

North 14°03'15" West, 125.97 feet;

North 02°09'36" West, 125.79 feet;

North 00°00'00" East, 151.04 feet;

North 04°24'04" West, 239.23 feet;

North 03°36'08" West, 169.13 feet;

North 08°17'55" East, 115.49 feet;

North 05°20'34" West, 142.62 feet;

North 04°21'09" West, 155.21 feet;

North 18°52'13" West, 84.39 feet to a point on the south right-of-way line of California Crossing Road (being a variable width public right-of-way), from said point a 1/2" iron rod found at the interior northeast property corner of a called 28.408 acre tract of land identified as "TRACT 1" conveyed to the City of Irving, by deed thereof filed for record in Volume 91238, Page 857, D.R.D.C.T., bears South 89°41'13" West, 1,405.44 feet, said point also being North 48°53'19" East, 1,867.48 feet from an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, AMLI at Las Colinas Urban Center, an Addition to the City of Irving, Dallas County, Texas, by plat thereof filed for record in Dallas County Clerk's Instrument Number, 201200218426, Official Public Records, Dallas County, Texas;

**TEMPORARY ACCESS EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 89°54'38" East, along the said right-of-way, 21.15 feet;

THENCE over and across the said 102.06 acre tract of land the following courses and distances:

South 18°52'13" East, 80.06 feet;

South 04°21'09" East, 157.59 feet;

South 05°20'34" East, 144.84 feet;

South 08°17'55" West, 115.80 feet;

South 03°36'08" East, 166.91 feet;

South 04°24'04" East, 239.86 feet;

South 00°00'00" East, 151.43 feet;

South 02°09'36" East, 123.33 feet;

South 14°03'15" East, 122.47 feet;

South 22°08'55" East, 84.04 feet;

South 31°01'45" East, 182.10 feet;

South 26°28'35" East, 177.36 feet;

South 31°53'07" East, 140.68 feet;

South 12°01'32" East, 76.91 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.9010 acres (39,249 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGES 1 & 2
HEREIN

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
SS	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM)	CONTROLLING MONUMENT

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N84°32'05"W	20.97'
L2	N12°01'32"W	67.11'
L3	N31°53'07"W	138.13'
L4	N26°28'35"W	177.51'
L28	S26°28'35"E	177.36'
L29	S31°53'07"E	140.68'
L30	S12°01'32"E	76.91'

E2
EX. 50' EASEMENT
FOR SEWER MAINS
CITY OF IRVING
VOL. 510, PAGE 46,
D.R.D.C.T.

INE
OWNER
BNSF RAILWAY, "TRACT 2"
VOL. 84017, PG. 4116, D.R.D.C.T.,
ORIGINALLY CONVEYED IN
VOL. 383, PG. 71,
D.R.D.C.T.

SEE ATTACHED METES & BOUNDS
DESCRIPTION ON PAGES 1 & 2
HEREIN

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
SS	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM)	CONTROLLING MONUMENT

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N84°32'05"W	20.97'
L2	N12°01'32"W	67.11'
L3	N31°53'07"W	138.13'
L4	N26°28'35"W	177.51'
L28	S26°28'35"E	177.36'
L29	S31°53'07"E	140.68'
L30	S12°01'32"E	76.91'

E2
EX. 50' EASEMENT
FOR SEWER MAINS
CITY OF IRVING
VOL. 510, PAGE 46,
D.R.D.C.T.

INE
OWNER
BNSF RAILWAY, "TRACT 2"
VOL. 84017, PG. 4116, D.R.D.C.T.,
ORIGINALLY CONVEYED IN
VOL. 383, PG. 71,
D.R.D.C.T.

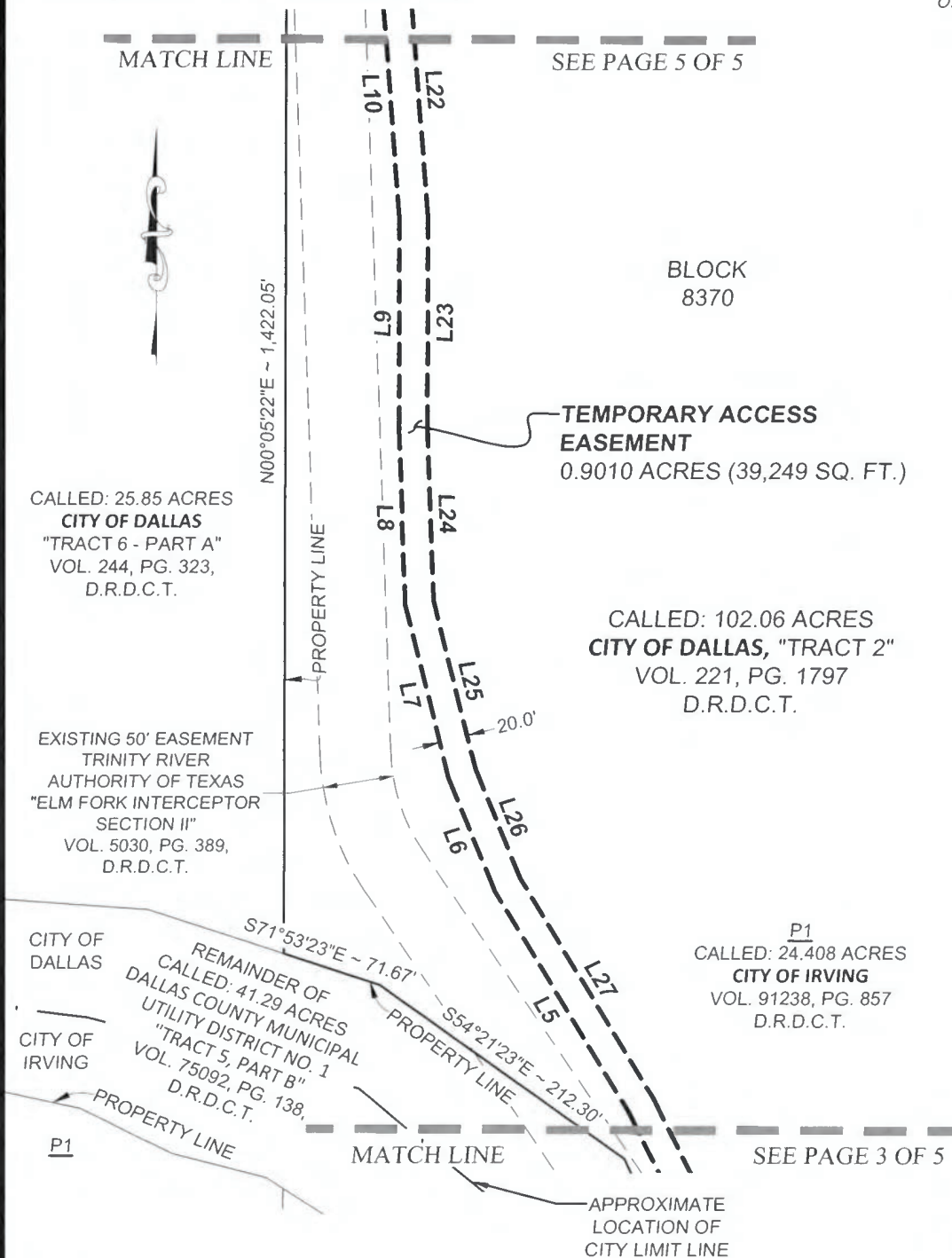
NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS 5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF IRON ROD FOUND
XCF "X" CUT FOUND
VOL. VOLUME
PG. PAGE
S.F. SQUARE FOOTAGE
5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM) CONTROLLING MONUMENT

LINE TABLE		
NO.	DIRECTION	DIST.
L5	N31°01'45"W	182.86'
L6	N22°08'55"W	87.01'
L7	N14°03'15"W	125.97'
L8	N02°09'36"W	125.79'
L9	N00°00'00"E	151.04'
L10	N04°24'04"W	239.23'
L22	S04°24'04"E	239.86'
L23	S00°00'00"E	151.43'
L24	S02°09'36"E	123.33'
L25	S14°03'15"E	122.47'
L26	S22°08'55"E	84.04'
L27	S31°01'45"E	182.10'



0 60' 120'

GRAPHIC SCALE IN FEET

1" = 120'

TEMPORARY ACCESS EASEMENT
BEING IN 102.06 ACRES,
BLOCK 8370

JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 102.06 ACRES (DEED)
22177 P4 EXH B TAE.dwg

S&A JOB NO.: 22177
DATE: 5/10/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER



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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAGE 4 OF 5



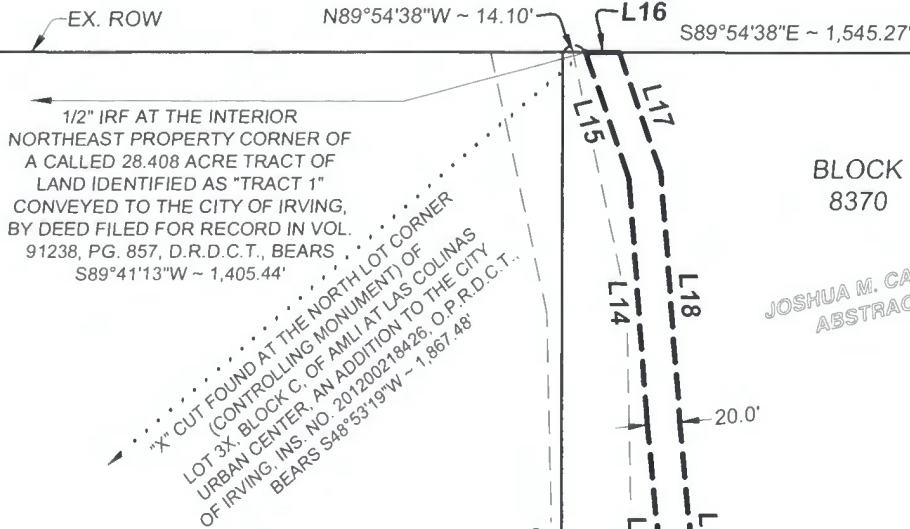
NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS 5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF IRON ROD FOUND
XCF "X" CUT FOUND
VOL. VOLUME
PG. PAGE
S.F. SQUARE FOOTAGE
○ 5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM) CONTROLLING MONUMENT

CALIFORNIA CROSSING ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



CALLED: 25.85 ACRES
CITY OF DALLAS
"TRACT 6 - PART A"
VOL. 244, PG. 323,
D.R.D.C.T.

EXISTING 50' EASEMENT
TRINITY RIVER
AUTHORITY OF TEXAS
"ELM FORK INTERCEPTOR
SECTION II"
VOL. 5030, PG. 389,
D.R.D.C.T.

TEMPORARY ACCESS
EASEMENT
0.9010 ACRES
(39,249 SQ. FT.)

CALLED: 102.06 ACRES
CITY OF DALLAS, "TRACT 2"
VOL. 221, PG. 1797
D.R.D.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L10	N04°24'04"W	239.23'
L11	N03°36'08"W	169.13'
L12	N08°17'55"E	115.49'
L13	N05°20'34"W	142.62'
L14	N04°21'09"W	155.21'
L15	N18°52'13"W	84.39'
L16	S89°54'38"E	21.15'
L17	S18°52'13"E	80.06'
L18	S04°21'09"E	157.59'
L19	S05°20'34"E	144.84'
L20	S08°17'55"W	115.80'
L21	S03°36'08"E	166.91'
L22	S04°24'04"E	239.86'

0 60' 120'

GRAPHIC SCALE IN FEET
1" = 120'

MATCH LINE

SEE PAGE 4 OF 5

TEMPORARY ACCESS EASEMENT
BEING IN 102.06 ACRES,
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 102.06 ACRES (DEED)
22177 P4 EXH B TAE.dwg

S&A JOB NO.: 22177
DATE: 5/10/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

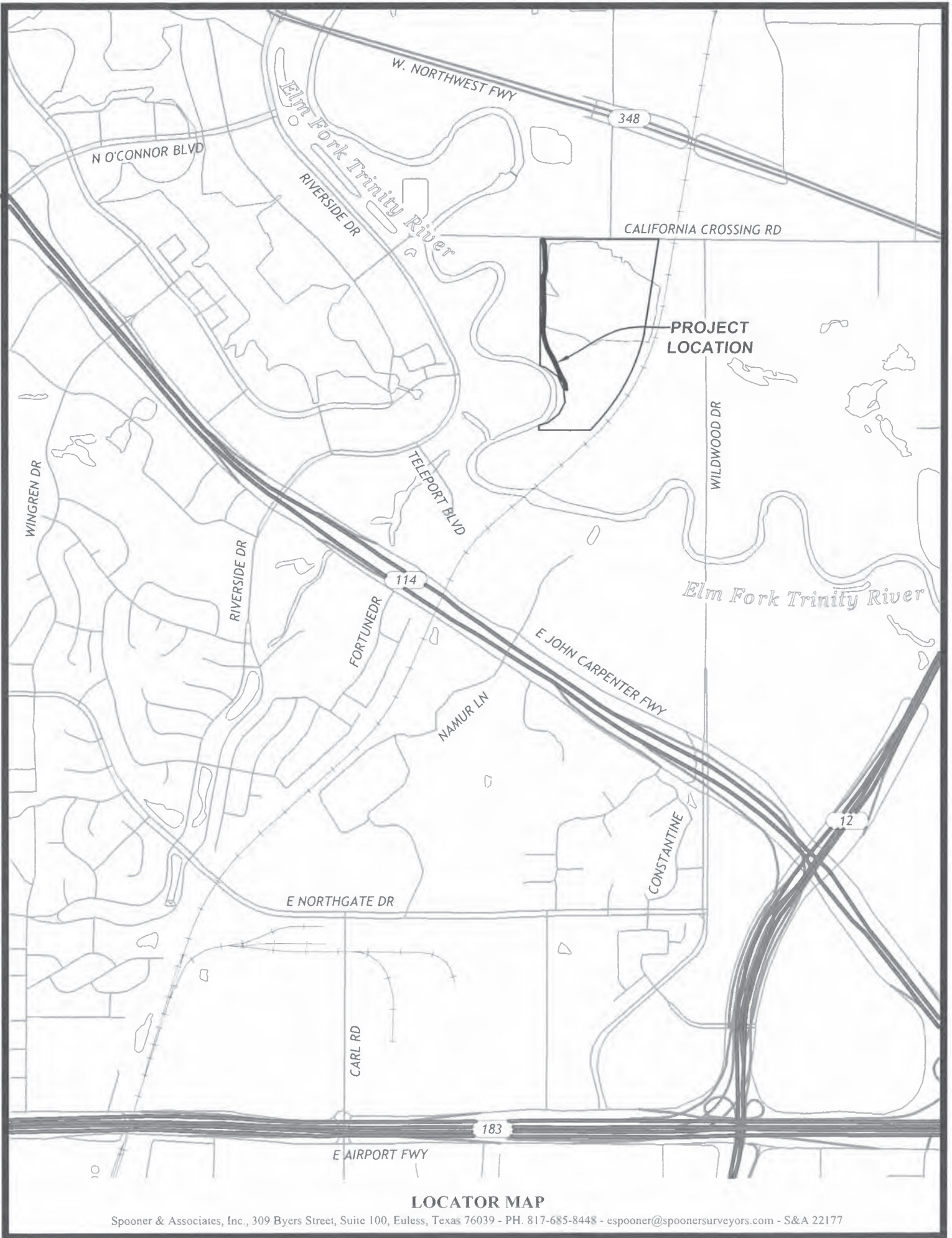


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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAGE 5 OF 5





LOCATOR MAP

**WATER EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369**

**JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Scott Holt
FIELD NOTES APPROVED:
9/17/2024

BEING a 42,241 square feet (0.9697 acre) tract of land located in Block 8369 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 42,241 square feet (0.9697 acre) tract of land being a portion of a called 55.40 acre tract of land identified as "TRACT SEVEN" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 244, Page 323, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 42,241 square feet (0.9697 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly northwest property corner of a called 20.30 acre tract conveyed to CREC, by deed thereof filed for record in Dallas County Clerk's Instrument No. 202100000167, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod (Controlling Monument) with an illegible cap found bears North 11°34'00" East, a distance of 2.01 feet, and from which the northeast lot corner of Lot 1, Block A, Cistercian Monastery, an Addition to the said City and State, according to the plat thereof filed for record in Volume 98075, Page 43, D.R.D.C.T., bears South 16°28'12"E, a distance of 2.08 feet;

THENCE along the northwesterly property lines of the said 20.30 acre tract the following courses and distances:

North 87°45'48" East, a distance of 8.52 feet to a 2 inch iron pipe found;

North 64°07'56" East, a distance of 166.07 feet to a 1/2 inch iron rod with a cap stamped "HALFF ASSOC. INC." found;

North 29°41'57" East, a distance of 104.52 feet;

North 47°11'50" East, a distance of 48.36 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set on the east corner of an existing 50 feet wide Utility Easement conveyed to Trinity River Authority, by deed thereof filed for record in Ins. No. 201100187286, O.P.R.D.C.T. and being at the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,998,670.45 and E: 2,454,241.09;

THENCE departing the said property lines, along the northeast line of the said existing easement the following courses and distances:

North 32°03'20" West, a distance of 161.94 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

North 29°22'10" West, a distance of 64.36 feet to the beginning of a curve to the left having a radius of 197.96 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

Along said curve to the left, an arc length of 44.97 feet, and across a chord which bears North 35°52'40" West, a chord length of 44.88 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

North 42°23'10" West, a distance of 800.43 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set on the southeast property line of a tract of land conveyed to BNSF Railway and described as "Tract 2 - Carrollton Spur", by deed thereof filed for record in Volume 84017, Page 4116, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 5/8" iron rod being at the beginning of a non-tangent curve to the left having a radius of 2,942.35 feet;

THENCE along the said southeast property line and along said curve to the left, an arc length of 38.21 feet, and across a chord which bears North 43°43'33" East, a chord length of 38.21 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set, from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, of ALMI Las Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 58°37'19" West, 2,589.62 feet, said "X" cut found having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,000,790.62 and E: 2,451,498.92;

THENCE departing the said property line, over and across the said 55.40 acre tract the following courses and distances:

**WATER EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 42°19'44" East, a distance of 879.23 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set;

South 29°18'44" East, a distance of 196.59 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set on the aforesaid northwesterly property line of the said 20.30 acre tract;

THENCE along the said northwesterly property lines the following courses and distances:

South 59°44'20" West, a distance of 6.44 feet;

South 47°11'50" West, a distance of 35.10 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.9697 acres (42,241 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.



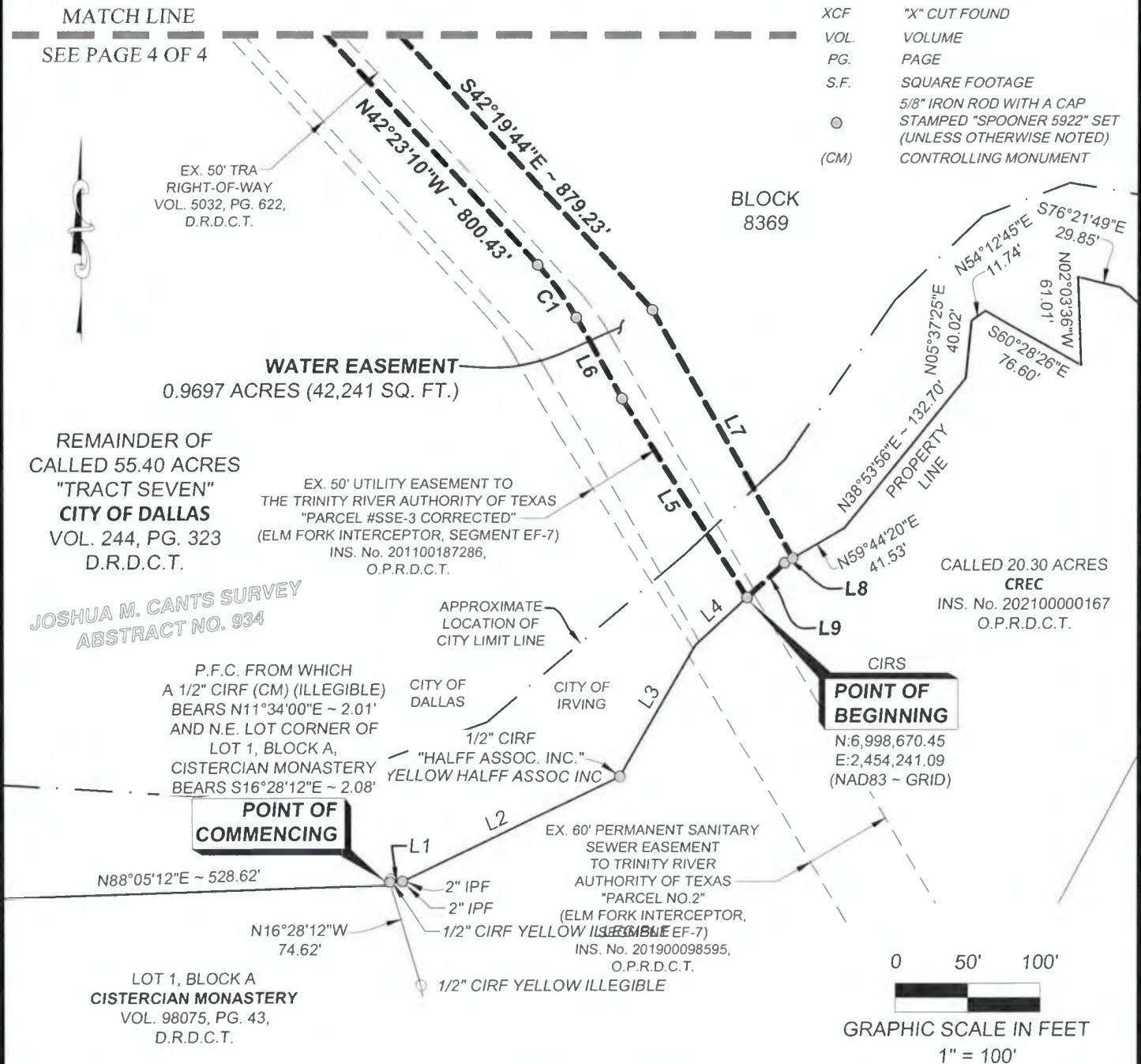
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET (UNLESS OTHERWISE NOTED)
(CM)	CONTROLLING MONUMENT



WATER EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, VOL. 244, PG. 323, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 55.40 ACRES (DEED)

22177 P6 EXH A PWLE.dwg

S&A JOB NO.: 22177

DATE: 8/13/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAGE 3 OF 4



NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET (UNLESS OTHERWISE NOTED)
(CM)	CONTROLLING MONUMENT

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	197.96'	44.97'	N35°52'40"W	44.88'
C2	2942.35'	38.21'	N43°43'33"E	38.21'

CALLED 102.06 ACRES
CITY OF DALLAS, "TRACT 2" IN
VOL. 221, PG. 1793
D.R.D.C.T.

EAST ~ 1,114.68'
PROPERTY LINE

BLOCK
8369

REMAINDER OF
CALLED 55.40 ACRES
"TRACT SEVEN"
CITY OF DALLAS
VOL. 244, PG. 323
D.R.D.C.T.

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N87°45'48"E	8.52'
L2	N64°07'56"E	166.07'
L3	N29°41'57"E	104.52'
L4	N47°11'50"E	48.36'
L5	N32°03'20"W	161.94'
L6	N29°22'10"W	64.36'
L7	S29°18'44"E	196.59'
L8	S59°44'20"W	6.44'
L9	S47°11'50"W	35.10'

0 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

MATCH LINE

SEE PAGE 3 OF 4

C3
R=2942.35'
L=61.43'
CB=N42°45'21"E
CL=61.43'

C4
R=2942.35'

WATER EASEMENT
0.9697 ACRES (42,241 SQ. FT.)

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

EX. 50' UTILITY EASEMENT TO
THE TRINITY RIVER AUTHORITY OF TEXAS
"PARCEL #SSE-3 CORRECTED"
(ELM FORK INTERCEPTOR, SEGMENT EF-7)
INS. No. 201100187286,
O.P.R.D.C.T.

OWNER
BNSF RAILWAY, "TRACT 2"
VOL. 84017, PG. 4116, D.R.D.C.T.,
VOL. 383, PG. 71,
ORIGINALY CONVEYED IN
D.R.D.C.T.

"X" CUT FOUND (CM) AT THE NORTH LOT
CORNER OF LOT 3X, BLOCK C, OF AMLI AT
LAS COLINAS URBAN CENTER, AN ADDITION
TO THE CITY OF IRVING, INS. NO. 201200218426,
O.P.R.D.C.T., BEARS N58°37'19"W ~ 2,589.62',
N=7,000,790.62, E=2,451,498.92

WATER EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 102.06 ACRES (DEED)
22177 P6 EXH A PWLE.dwg

S&A JOB NO.: 22177
DATE: 8/13/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

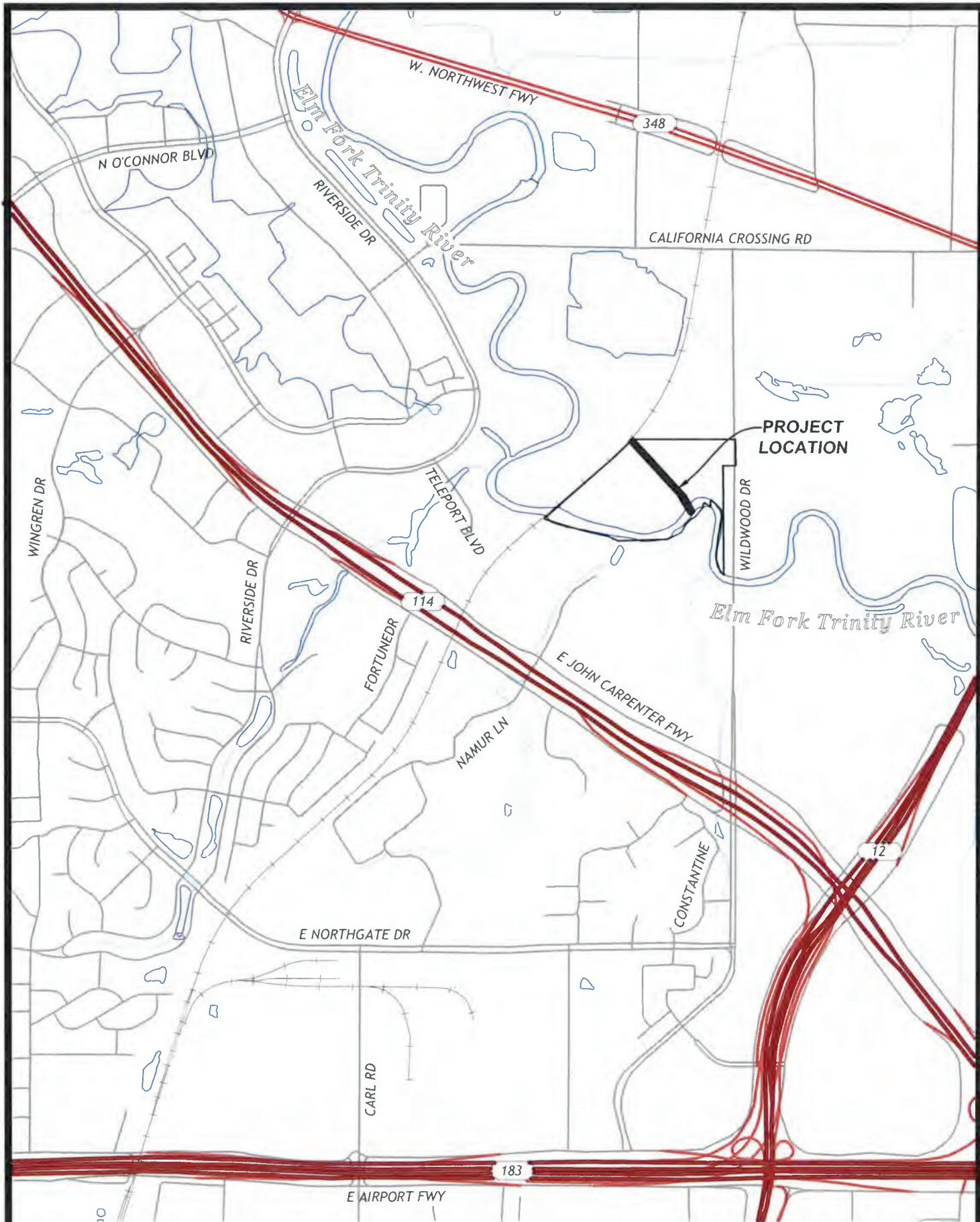


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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAGE 4 OF 4





LOCATOR MAP

Spooner & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - espooner@spoonersurveyors.com - S&A 22177

**TEMPORARY CONSTRUCTION EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 5,046 square feet (0.1158 acre) tract of land located in City Block 8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 5,046 square feet (0.1158 acre) tract of land being a portion of a called 102.06 acre tract of land identified as "TRACT 2" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 221, Page 1797, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 5,046 square feet (0.1158 acre) tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 1/2" iron rod found (Controlling Monument) at the south property corner of a called 1.723 acre tract of land conveyed to the City of Irving, by deed thereof filed for record in Volume 91245, Page 1, D.R.D.C.T., bears South 75°55'56" West, 554.76 feet, from said beginning point the northwest lot corner (Controlling Monument) of Lot 1, Block A, Cistercian Monastery, an Addition to the City of Irving, by plat thereof filed for record in Volume 98075, Page 43, Deed Records, Dallas County, Texas, bears South 26°53'13" West, 1,298.12 feet, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,999,850.23 and E: 2,453,256.37;

THENCE over and across the said 102.06 acre tract the following courses and distances:

North 44°43'22" West, 34.42 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 33°28'32" West, 53.71 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 23°16'32" West, 50.63 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 05°27'55" East, 26.99 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 51°25'22" West, 13.73 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 84°32'05" West, 12.58 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

North 12°01'32" West, 76.91 feet;

North 31°53'07" West, 58.06 feet to a point from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, ALMI at Los Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Dallas County Clerk's Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 67°40'50" West, 1,947.32 feet;

North 58°06'53" East, 15.00 feet;

South 31°53'07" East, 60.68 feet;

South 23°43'47" East, 100.35 feet;

South 03°54'18" East, 39.12 feet;

TEMPORARY CONSTRUCTION EASEMENT
BEING IN 102.06 ACRES
BLOCK 8370
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

South 27°32'08" East, 115.50 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of **0.1158 acres (5,046 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



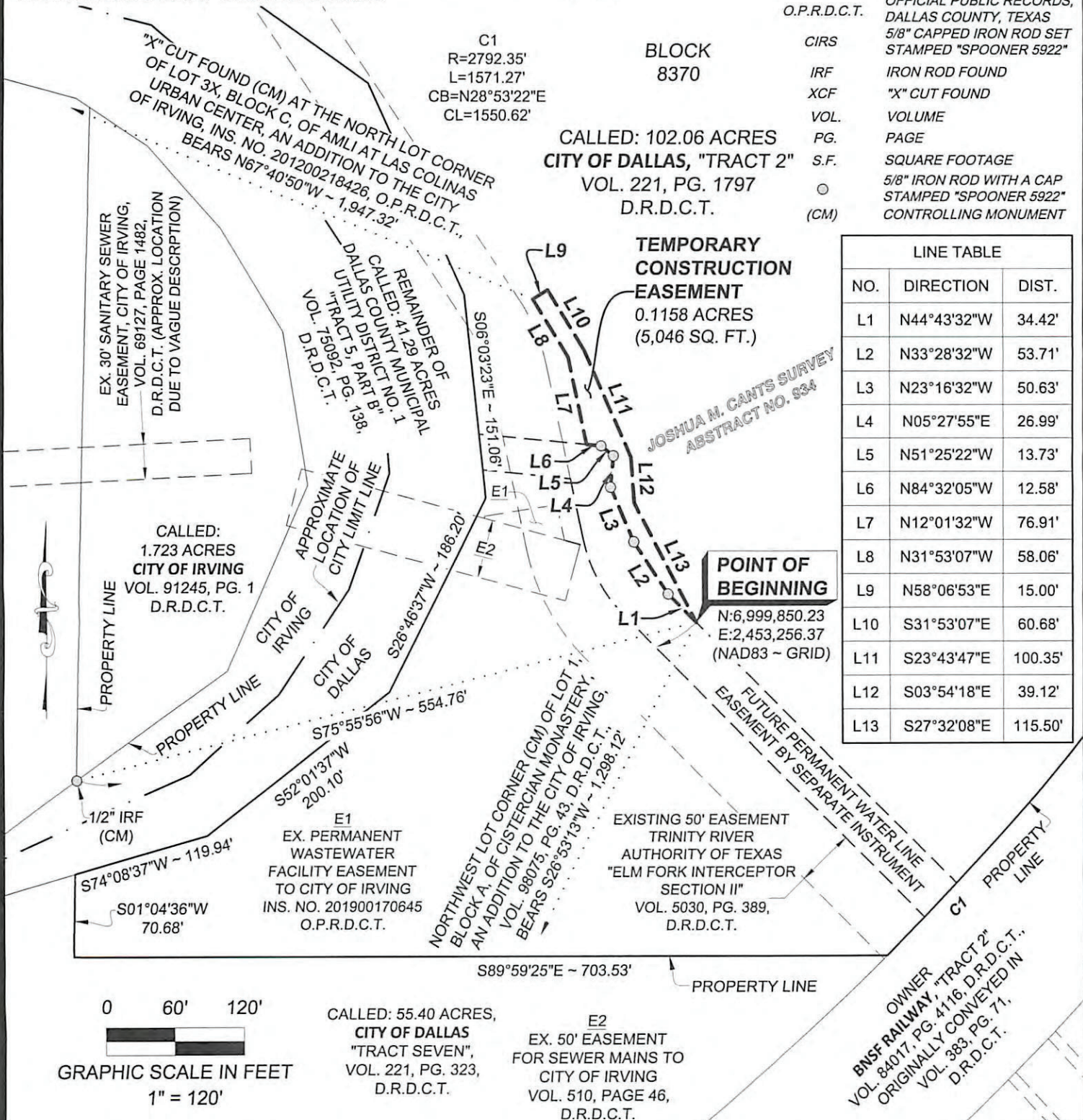
Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

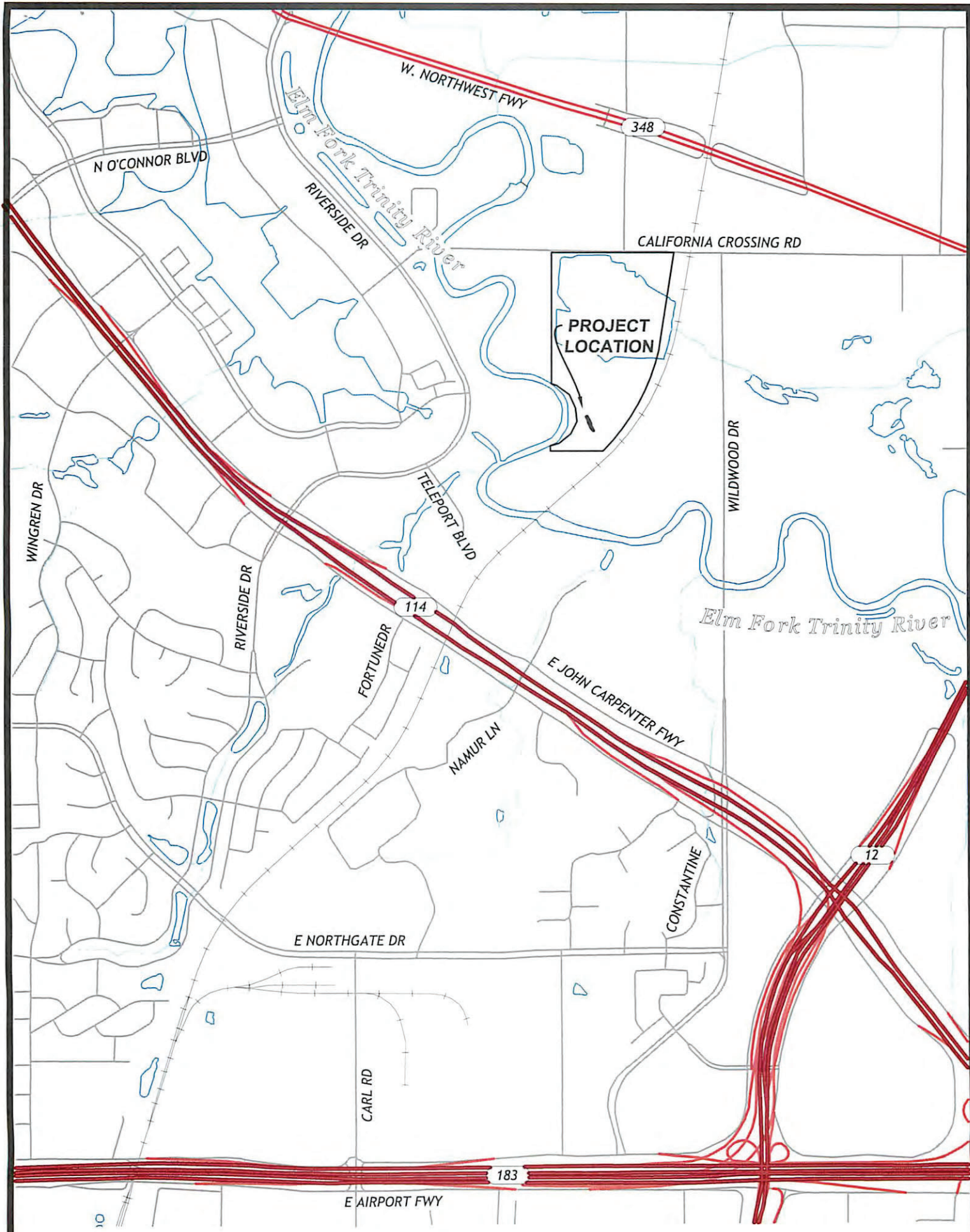
NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922"
(CM)	CONTROLLING MONUMENT





LOCATOR MAP

Spooner & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - espooner@spoonersurveyors.com - S&A 22177



Scott Holt
FIELD NOTES APPROVED:
8/19/2024

**TEMPORARY ACCESS EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 8,024 square feet (0.1842 acre) tract of land located in Block 8369 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 8,024 square feet (0.1842 acre) tract of land being a portion of a called 55.40 acre tract of land identified as "TRACT SEVEN" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 244, Page 323, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 8,024 square feet (0.1842 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (Controlling Monument) with a cap stamped "HALFF ASSOC. INC." found at the northeast property corner of a called 4.0810 acre tract conveyed to City of Irving, by deed thereof filed for record in Dallas County Clerk's Instrument Number 201300295425, Official Public Records, Dallas County, Texas, said commencing point being on the west right-of-way line of Tom Braniff Drive (being a variable width public right-of-way);

THENCE South 89°41'31" West, along the north property line of the said 4.0810 acre tract, a distance of 138.21 feet;

THENCE South 00°29'41" East, along a west property line of the said 4.0810 acre tract, a distance of 94.89 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,999,181.53 and E: 2,454,607.82;

THENCE South 00°29'41" East, continuing along the said west property line, a distance of 15.00 feet;

THENCE departing the said west property line, over and across the said 55.40 acre tract the following courses and distances:

South 89°43'56" West, a distance of 130.97 feet;

South 81°12'02" West, a distance of 72.38 feet to the beginning of a curve to the left having a radius of 70.00 feet;

Along said curve to the left, an arc length of 37.37 feet, and across a chord which bears South 65°54'31" West, a chord length of 36.92 feet;

South 50°36'59" West, a distance of 227.94 feet to the beginning of a curve to the right having a radius of 215.00 feet;

Along said curve to the right, an arc length of 60.72 feet, and across a chord which bears South 58°42'27" West, a chord length of 60.52 feet;

North 42°19'44" West, a distance of 15.95 feet to a point from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, of ALMI Las Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 55°25'55" West, 3,312.92 feet, said point being at the beginning of a non-tangent curve to the left having a radius of 200.00 feet;

Along said curve to the left, an arc length of 61.71 feet, and across a chord which bears North 59°27'22" East, a chord length of 61.47 feet;

North 50°36'59" East, a distance of 227.94 feet to the beginning of a curve to the right having a radius of 85.00 feet;

Along said curve to the right, an arc length of 45.37 feet, and across a chord which bears North 65°54'31" East, a chord length of 44.84 feet;

North 81°12'02" East, a distance of 73.50 feet;

**TEMPORARY ACCESS EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

North 89°43'56" East, a distance of 132.03 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1842 acres (8,024 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.

O.P.R.D.C.T.

CIRS

IRF

XCF

VOL.

PG.

S.F.

●

(CM)

DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRON ROD FOUND
"X" CUT FOUND
VOLUME
PAGE
SQUARE FOOTAGE
5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET CONTROLLING MONUMENT

LINE TABLE			L14	N02°03'36"W	61.01'
NO.	DIRECTION	DIST.	L15	S76°21'49"E	29.85'
L1	S89°41'31"W	138.21'	L16	S49°16'57"E	51.88'
L2	S00°29'41"E	94.89'	L17	S39°51'22"E	75.35'
L3	S00°29'41"E	15.00'			
L4	S89°43'56"W	130.97'			
L5	S81°12'02"W	72.38'			
L6	S50°36'59"W	227.94'			
L7	N42°19'44"W	15.95'			
L8	N50°36'59"E	227.94'			
L9	N81°12'02"E	73.50'			
L10	N89°43'56"E	132.03'			
L11	N05°37'25"E	40.02'			
L12	N54°12'45"E	11.74'			
L13	S60°28'26"E	76.60'			

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	70.00'	37.37'	S65°54'31"W	36.92'
C2	215.00'	60.72'	S58°42'27"W	60.52'
C3	200.00'	61.71'	N59°27'22"E	61.47'
C4	85.00'	45.37'	N65°54'31"E	44.84'

REMAINDER OF
CALLED 55.40 ACRES
"TRACT SEVEN"
CITY OF DALLAS
VOL. 244, PG. 323
D.R.D.C.T.

N:6,999,181.53
E:2,454,607.82
(NAD83 ~ GRID)

POINT OF
BEGINNING

POINT OF
COMMENCING

1/2" CIRF (CM)
"HALFF ASSOC. INC."

BLOCK
8369

TEMPORARY
ACCESS EASEMENT
0.1842 ACRES (8,024 SQ. FT.)

EX. 50' UTILITY EASEMENT TO THE
TRINITY RIVER AUTHORITY OF TEXAS
"PARCEL #SSE-3 CORRECTED"
(ELM FORK INTERCEPTOR,
SEGMENT EF-7)
INS. No. 201100187286,
O.P.R.D.C.T.

EX. 50' TRA
RIGHT-OF-WAY
VOL. 5032, PG. 622,
D.R.D.C.T.

FUTURE PERMANENT
WATER LINE EASEMENT BY
SEPARATE INSTRUMENT

CALLED: 20.30 ACRES
CREC
INS. No. 202100000167
O.P.R.D.C.T.

CALLED
4.0810 ACRES
CITY OF IRVING
INS. NO.
201300295425,
O.P.R.D.C.T.

A. BOHN SURVEY
ABSTRACT NO. 215

GRAPHIC SCALE IN FEET
1" = 100'

WILDWOOD DRIVE
(VARIABLE WIDTH PUBLIC R.O.W.)

TEMPORARY ACCESS EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369

JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, VOL. 244, PG. 323, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 55.40 ACRES (DEED)
22177 P6 EXH C TAE.dwg

S&A JOB NO.: 22177
DATE: 7/2/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

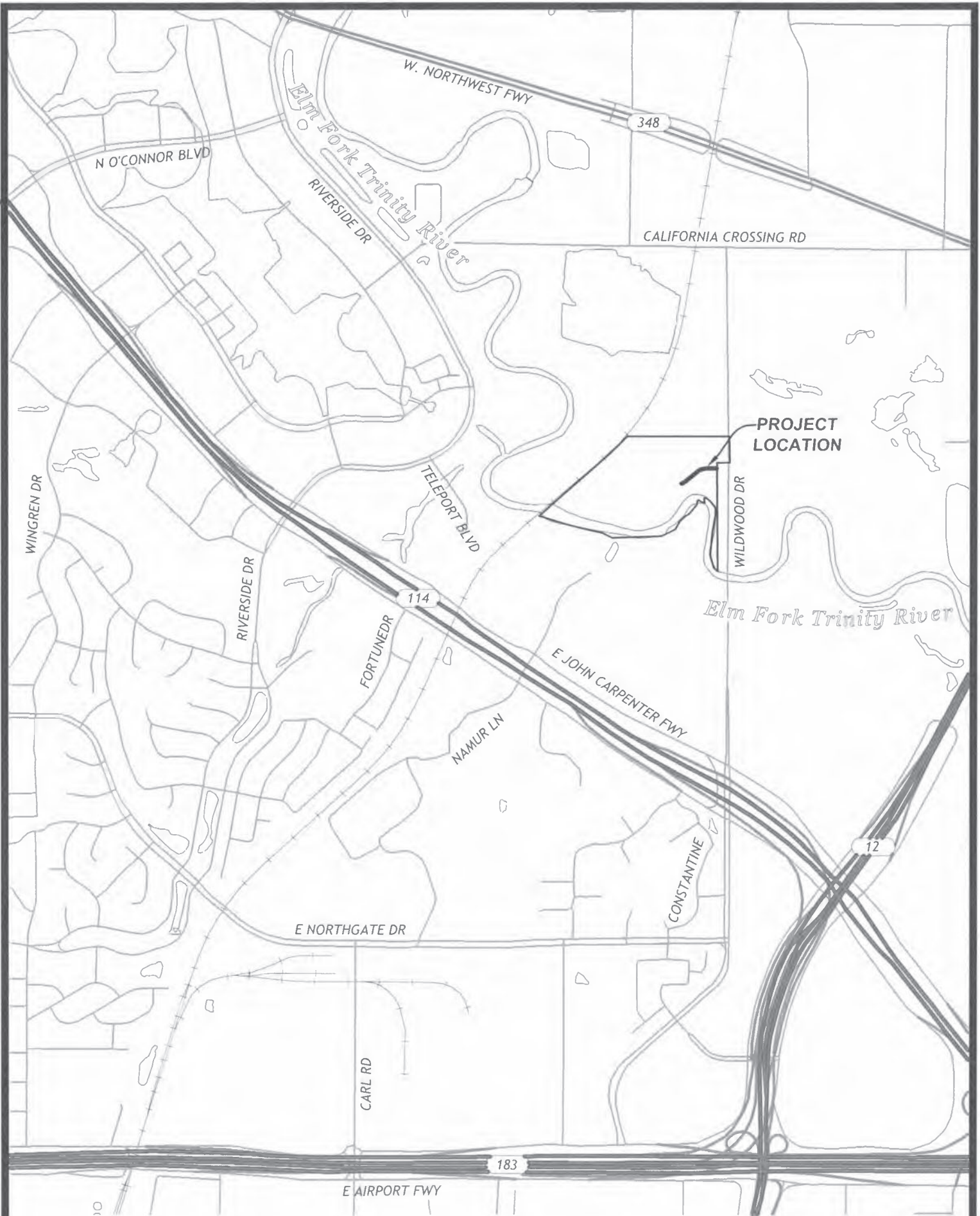


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TBPLS FIRM NO. 10054900

PAGE 3 OF 3





LOCATOR MAP

Spooner & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - espooner@spoonersurveyors.com - S&A 22177

**TEMPORARY WORKSPACE EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Scott Holt
FIELD NOTES APPROVED:
9/17/2024

BEING a 10,038 square feet (0.2304 acre) tract of land located in Block 8369 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 10,038 square feet (0.2304 acre) tract of land being a portion of a called 55.40 acre tract of land identified as "TRACT SEVEN" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 244, Page 323, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 10,038 square feet (0.2304 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly northwest property corner of a called 20.30 acre tract conveyed to CREC, by deed thereof filed for record in Dallas County Clerk's Instrument No. 202100000167, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod (Controlling Monument with an illegible cap found bears North 11°34'00" East, a distance of 2.01 feet, and from which the northeast lot corner of Lot 1, Block A, Cistercian Monastery, an Addition to the said City and State, according to the plat thereof filed for record in Volume 98075, Page 43, D.R.D.C.T., bears South 16°28'12"E, a distance of 2.08 feet;

THENCE along the northwesterly property lines of the said 20.30 acre tract the following courses and distances:

North 87°45'48" East, a distance of 8.52 feet to a 2 inch iron pipe found;

North 64°07'56" East, a distance of 166.07 feet to a 1/2 inch iron rod with a cap stamped "HALFF ASSOC. INC." found;

North 29°41'57" East, a distance of 104.52 feet;

North 47°11'50" East, a distance of 83.46 feet;

North 59°44'20" East, a distance of 6.44 feet;

THENCE North 29°18'44" West, departing the said northwesterly property lines, over and across the said 55.40 acre tract, a distance of 196.59 feet to a 5/8" iron with a cap stamped "SPOONER 5922" at the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,998,868.93 and E: 2,454,176.17;

THENCE continuing over and across the said 55.40 acre tract the following courses and distances:

North 42°19'44" West, a distance of 248.68 feet;

North 47°40'16" East, a distance of 40.00 feet to a point from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, of ALMI Las Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 56°01'47" West, 3,180.74 feet;

South 42°19'44" East, a distance of 253.24 feet;

**TEMPORARY WORKSPACE EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 54°10'46" West, a distance of 40.26 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.2304 acres (10,038 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET CONTROLLING MONUMENT
(CM)	

LINE TABLE		
NO.	DIRECTION	DIST.
L1	N87°45'48"E	8.52'
L2	N64°07'56"E	166.07'
L3	N29°41'57"E	104.52'
L4	N47°11'50"E	83.46'
L5	N59°44'20"E	6.44'
L6	N29°18'44"W	196.59'
L7	N42°19'44"W	248.68'
L8	N47°40'16"E	40.00'
L9	S42°19'44"E	253.24'
L10	S54°10'46"W	40.26'

0 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

BLOCK
8369

REMAINDER OF
CALLED 55.40 ACRES
"TRACT SEVEN"
CITY OF DALLAS
VOL. 244, PG. 323
D.R.D.C.T.

EX. 50' UTILITY EASEMENT TO THE
TRINITY RIVER AUTHORITY OF TEXAS
"PARCEL #SSE-3 CORRECTED"
(ELM FORK INTERCEPTOR, SEGMENT EF-7)
INS. No. 201100187286,
O.P.R.D.C.T.

CITY OF
DALLAS
EX. 50' TRA
RIGHT-OF-WAY
VOL. 5032, PG. 622,
D.R.D.C.T.

P.F.C. FROM WHICH
A 1/2" CIRF (CM) (ILLEGIBLE)
BEARS N11°34'00"E ~ 2.01'
AND N.E. LOT CORNER OF
LOT 1, BLOCK A,
CISTERCIAN MONASTERY
BEARS S16°28'12"E ~ 2.08'

APPROXIMATE
LOCATION OF
CITY LIMIT LINE
CITY OF
IRVING
1/2" CIRF
"HALFF ASSOC. INC."
YELLOW HALFF ASSOC INC

POINT OF
COMMENCING

PROPERTY
LINE
N88°05'12"E ~ 528.62'

LOT 1, BLOCK A
CISTERCIAN MONASTERY
VOL. 98075, PG. 43,
D.R.D.C.T.

EX. 60' PERMANENT SANITARY
SEWER EASEMENT
TO TRINITY RIVER
AUTHORITY OF TEXAS
"PARCEL NO.2"
(ELM FORK INTERCEPTOR,
SEGMENT EF-7)
INS. No. 201900098595,
D.R.D.C.T.

TEMPORARY
WORKSPACE EASEMENT
0.2304 ACRES (10,038 SQ. FT.)

5/8" CIR
"SPOONER 5922"
POINT OF
BEGINNING
N:6,998,868.93
E:2,454,176.17
(NAD83 ~ GRID)

CALLED 20.30 ACRES
CREC
INS. No. 202100000167
O.P.R.D.C.T.

TEMPORARY WORKSPACE EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369

JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, VOL. 244, PG. 323, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 55.40 ACRES (DEED)
22177 P6 EXH B TCE PART 1.dwg

S&A JOB NO.: 22177
DATE: 8/13/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

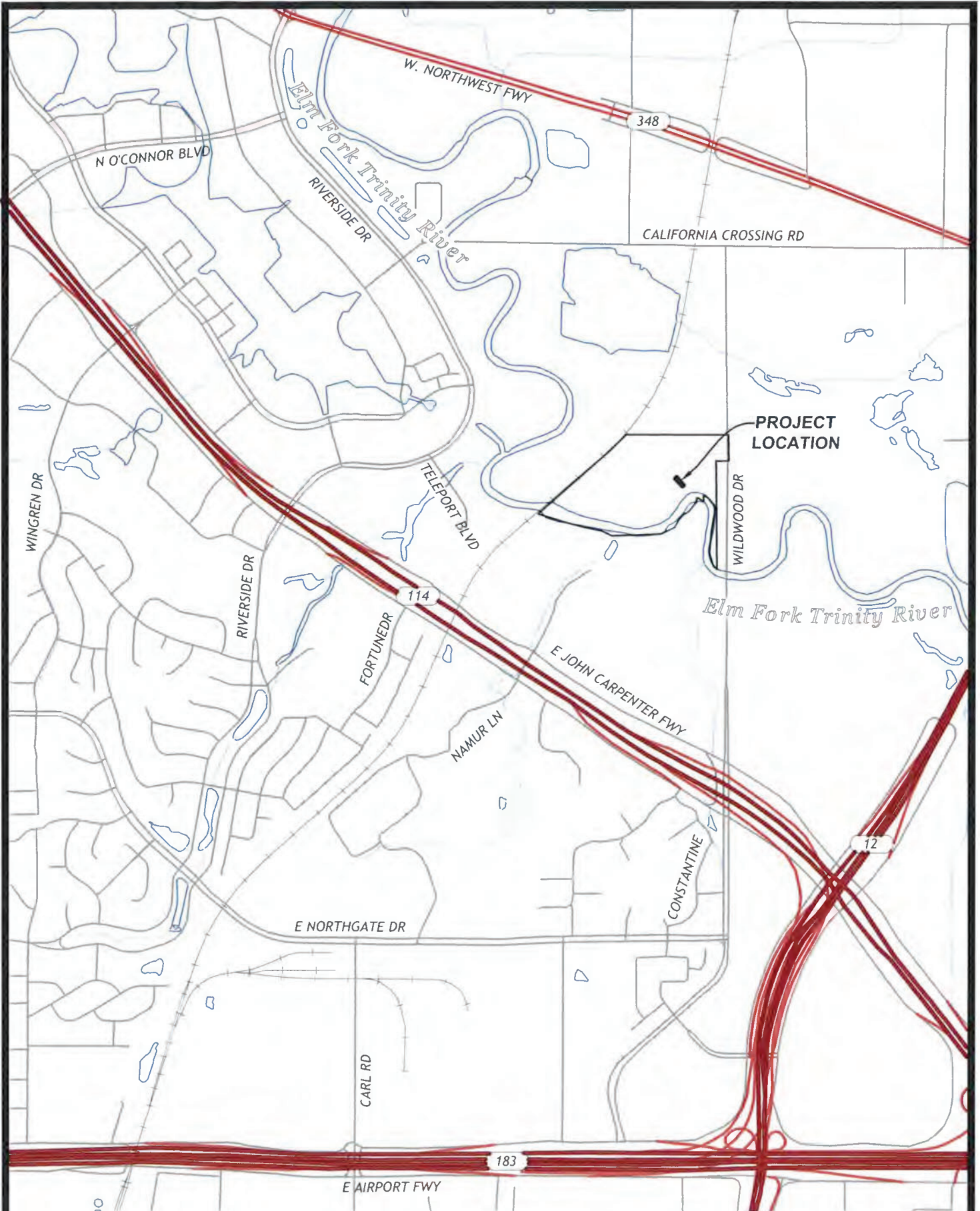


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TBPLS FIRM NO. 10054900

PAGE 3 OF 3





LOCATOR MAP

Spooner & Associates, Inc., 309 Byers Street, Suite 100, Euless, Texas 76039 - PH. 817-685-8448 - espooner@spoonersurveyors.com - S&A 22177

**TEMPORARY CONSTRUCTION EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



BEING a 13,780 square feet (0.3163 acre) tract of land located Block 8369 in the Joshua M. Cants Survey, Abstract No. 934, City of Dallas, Dallas County, Texas, said 13,780 square feet (0.3163 acre) tract of land being a portion of a called 55.40 acre tract of land identified as "TRACT SEVEN" conveyed to the **CITY OF DALLAS**, by Warranty Deed thereof filed for record in Volume 244, Page 323, Deed Records, Dallas County, Texas (D.R.D.C.T.), said 13,780 square feet (0.3163 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the most westerly northwest property corner of a called 20.30 acre tract conveyed to CREC, by deed thereof filed for record in Dallas County Clerk's Instrument No. 202100000167, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod (Controlling Monument) with an illegible cap found bears North 11°34'00" East, a distance of 2.01 feet, and from which the northeast lot corner of Lot 1, Block A, Cistercian Monastery, an Addition to the said City and State, according to the plat thereof filed for record in Volume 98075, Page 43, D.R.D.C.T., bears South 16°28'12"E, a distance of 2.08 feet;

THENCE along the northwesterly property lines of the said 20.30 acre tract the following courses and distances:

North 87°45'48" East, a distance of 8.52 feet to a 2 inch iron pipe found;

North 64°07'56" East, a distance of 166.07 feet to a 1/2 inch iron rod with a cap stamped "HALFF ASSOC. INC." found;

North 29°41'57" East, a distance of 104.52 feet;

North 47°11'50" East, a distance of 48.36 feet to the northeast line of an existing 50 feet wide Utility Easement conveyed to Trinity River Authority, by deed thereof filed for record Dallas County Clerk's Instrument No. 201100187286, O.P.R.D.C.T.;

THENCE North 32°03'20" West, departing the said property lines, along the said northeast line of the existing easement, a distance of 151.23 feet to the **POINT OF BEGINNING** of the herein described tract of land, said beginning point having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 6,998,798.60 and E: 2,454,160.84;

THENCE departing the said existing easement line, over and across the said 55.40 acre tract the following courses and distances:

South 57°57'23" West, a distance of 15.00 feet;

North 32°03'20" West, a distance of 11.06 feet;

North 29°22'10" West, a distance of 64.71 feet to the beginning of a curve to the left having a radius of 182.96 feet;

Along said curve to the left, an arc length of 41.57 feet, and across a chord which bears North 35°52'40" West, a chord length of 41.48 feet;

North 42°23'10" West, a distance of 799.54 feet to the southeast property line of a tract of land identified as "Tract 2 - Carrollton Spur" and being conveyed to BNSF Railway, by deed thereof filed for record in Volume 84017, Page 4116, D.R.D.C.T., said point being at the beginning of a non-tangent curve to the left having a radius of 2,942.35 feet;

THENCE along the said southeast property line and along said curve to the left, an arc length of 15.03 feet, and across a chord which bears North 44°14'39" East, a chord length of 15.03 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922", from which an "X" cut found (Controlling Monument) at the north lot corner of Lot 3X, Block C, of ALMI Las Colinas Urban Center, an Addition to the City of Irving, by plat thereof filed for record in Instrument Number 201200218426, Official Public Records, Dallas County, Texas, bears North 57°44'37" West, 2,582.19 feet;

**TEMPORARY CONSTRUCTION EASEMENT
BEING IN 55.40 ACRES
BLOCK 8369
JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE departing the said southeast property line, over and across the said 55.40 acre tract the following courses and distances:

South 42°23'10" East, a distance of 800.43 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" at the beginning of a curve to the right having a radius of 197.96 feet;

Along said curve to the right, an arc length of 44.97 feet, and across a chord which bears South 35°52'40" East, a chord length of 44.88 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

South 29°22'10" East, a distance of 64.36 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922";

South 32°03'20" East, a distance of 10.71 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.3163 acres (13,780 square feet)** of land, more or less.

The bearings recited hereinabove are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.

To all parties interested in title to the premises surveyed, I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey on the grounds and that the same is true and correct.



Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooners & Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground March-2023

NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET (UNLESS OTHERWISE NOTED)
(CM)	CONTROLLING MONUMENT

MATCH LINE
SEE PAGE 4 OF 4

CURVE TABLE				
NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	182.96'	41.57'	N35°52'40"W	41.48'
C3	197.96'	44.97'	S35°52'40"E	44.88'

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

EXHIBIT "B" - PART 2
TEMPORARY
CONSTRUCTION EASEMENT
0.3163 ACRES (13,780 SQ. FT.)

REMAINDER OF
CALLED 55.40 ACRES
"TRACT SEVEN"
CITY OF DALLAS
VOL. 244, PG. 323
D.R.D.C.T.

EX. 50' UTILITY EASEMENT TO
THE TRINITY RIVER AUTHORITY OF TEXAS
"PARCEL #SSE-3 CORRECTED"
(ELM FORK INTERCEPTOR, SEGMENT EF-7)
INS. No. 201100187286,
O.P.R.D.C.T.

APPROXIMATE
LOCATION OF
CITY LIMIT LINE

P.F.C. FROM WHICH
A 1/2" CIRF (CM) (ILLEGIBLE)
BEARS N11°34'00"E ~ 2.01'
AND N.E. LOT CORNER OF
LOT 1, BLOCK A,
CISTERCIAN MONASTERY
BEARS S16°28'12"E ~ 2.08'

CITY OF DALLAS

1/2" CIRF
"HALFF ASSOC. INC."

EX. 50' TRA
RIGHT-OF-WAY
VOL. 5032, PG. 622,
D.R.D.C.T.

CITY OF IRVING

EX. 60' PERMANENT SANITARY
SEWER EASEMENT
TO TRINITY RIVER
AUTHORITY OF TEXAS
"PARCEL NO.2"
(ELM FORK INTERCEPTOR,
SEGMENT EF-7)
INS. No. 201900098595,
O.P.R.D.C.T.

CALLED 20.30 ACRES
CREC
INS. No. 202100000167
O.P.R.D.C.T.

PROPERTY
LINE

POINT OF
COMMENCING

N88°05'12"E ~ 528.62'

LOT 1, BLOCK A
CISTERCIAN MONASTERY
VOL. 98075, PG. 43,
D.R.D.C.T.

2" IPF

0 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

TEMPORARY CONSTRUCTION EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369

JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 102.06 ACRES (DEED)
22177 P6 EXH B TCE PART 2.dwg

S&A JOB NO.: 22177
DATE: 7/2/2024

DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER



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TBPLS FIRM NO. 10054900

PAGE 3 OF 4



NOTE: THE BEARINGS RECITED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

SEE ATTACHED METES & BOUNDS DESCRIPTION ON PAGES 1 & 2 HEREIN

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" CAPPED IRON ROD SET STAMPED "SPOONER 5922"
IRF	IRON ROD FOUND
XCF	"X" CUT FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
○	5/8" IRON ROD WITH A CAP STAMPED "SPOONER 5922" SET CONTROLLING MONUMENT
(CM)	

CURVE TABLE

NO.	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C2	2942.35'	15.03'	N44°14'39"E	15.03'

LINE TABLE

NO.	DIRECTION	DIST.
L1	N87°45'48"E	8.52'
L2	N64°07'56"E	166.07'
L3	N29°41'57"E	104.52'
L4	N47°11'50"E	48.36'
L5	N32°03'20"W	151.23'
L6	S57°57'23"W	15.00'
L7	N32°03'20"W	11.06'
L8	N29°22'10"W	64.71'
L9	S29°22'10"E	64.36'
L10	S32°03'20"E	10.71'

0 50' 100'

GRAPHIC SCALE IN FEET
1" = 100'

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

CALLED
102.06 ACRES
CITY OF DALLAS
"TRACT 2" IN
VOL. 221, PG. 1793
D.R.D.C.T.

EAST ~ 1,114.68'

PROPERTY
LINE

BLOCK
8369

REMAINDER OF
CALLED 55.40 ACRES
"TRACT SEVEN"
CITY OF DALLAS
VOL. 244, PG. 323
D.R.D.C.T.

EX. 50' TRA
RIGHT-OF-WAY
VOL. 5032, PG. 622,
D.R.D.C.T.

EX. 50' UTILITY EASEMENT TO
THE TRINITY RIVER AUTHORITY OF TEXAS
"PARCEL #SSE-3 CORRECTED"
(ELM FORK INTERCEPTOR, SEGMENT EF-7)
INS. No. 201100187286,
O.P.R.D.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
0.3163 ACRES (13,780 SQ. FT.)

MATCH LINE

SEE PAGE 3 OF 4

C4
R=2942.35'
L=99.64'
CB=N43°07'40"E
CL=199.63'

C5
R=2942.35'

TEMPORARY CONSTRUCTION EASEMENT
BEING IN 55.40 ACRES,
BLOCK 8369

JOSHUA M. CANTS SURVEY, ABSTRACT NO. 934
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY: CITY OF DALLAS, VOL. 244, PG. 323, D.R.D.C.T.
WHOLE PROPERTY ACREAGE: CALLED: 55.40 ACRES (DEED)
22177 P6 EXH B TCE PART 2.dwg

S&A JOB NO.: 22177
DATE: 7/2/2024

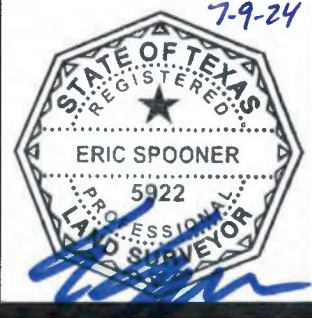
DRAWN BY: R. HENDERSON
CHECKED BY: E. SPOONER

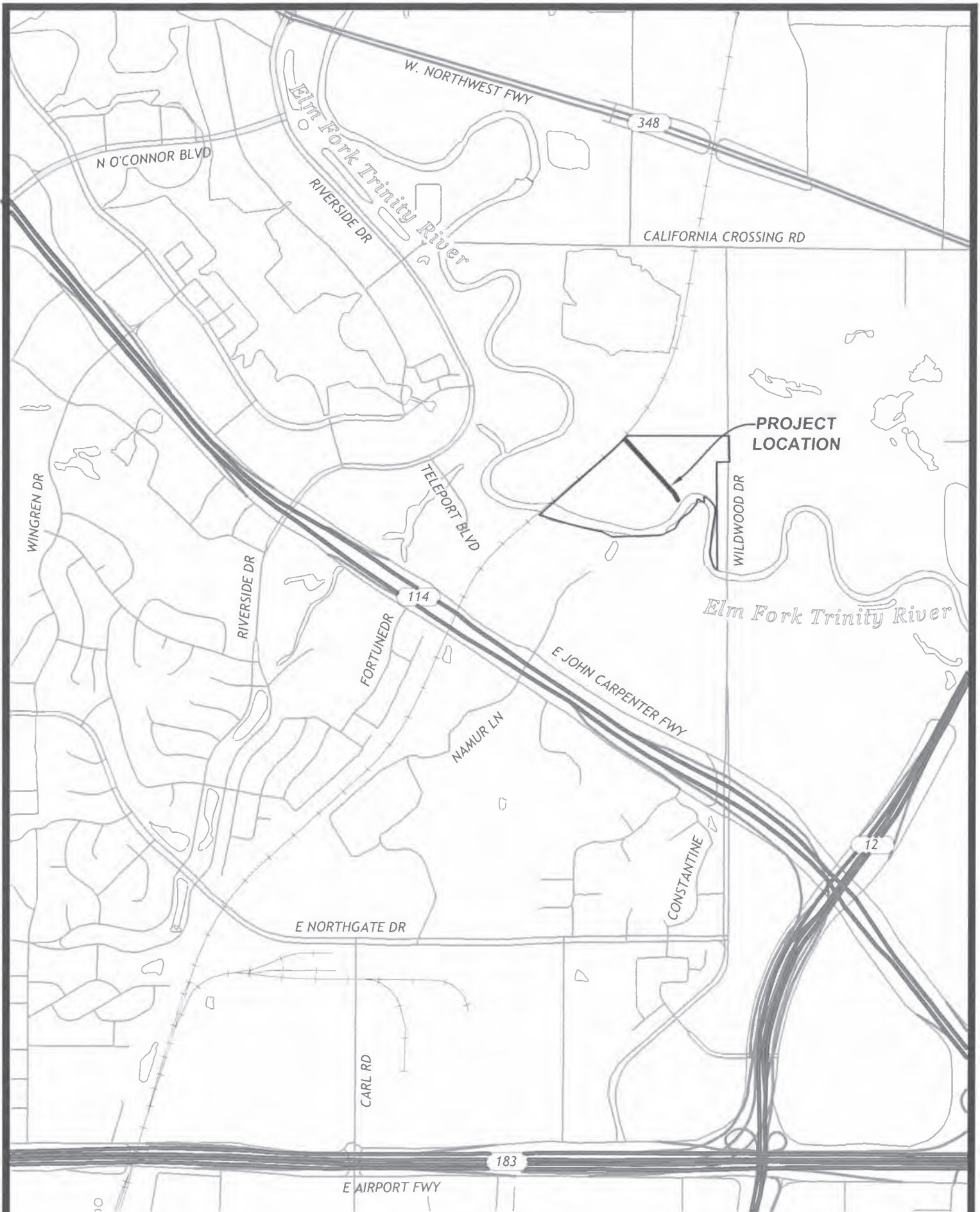


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(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

PAGE 4 OF 4





LOCATOR MAP

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