

# TRAFFIC BARRIER EASEMENT ABANDONMENT

EXHIBIT A

PART OF LOT 2A, BLOCK 6784 OF  
PRAIRIE PARK ADDITION NO. 1  
MARTIN PRUITT SURVEY, ABSTRACT NO. 1162  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 269 square feet (0.01 acres) tract of land situated in the Martin Pruitt Survey, Abstract No. 1162, also being a portion of Lot 2A, Block 6784 of Prairie Park Addition No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2004188, Page 58, Official Public Records, Dallas County, Texas, also being a portion of a 3 foot traffic barrier easement recorded in said Prairie Park Addition No. 1, recorded in Volume 2004188, Page 58, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land described in Special Warranty Deed with Vendor's Lien referred as Tract 2 to HW Scyene, LP. recorded in Instrument Number 202100111628, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at an "X" found in concrete (Control Monument) at the northeast corner of the intersection of Prairie Creek Road (called 100' right-of-way) Formerly Eastfield Boulevard recorded in Volume 383, Page 1366; Volume 1953, Page 236 and Volume 917, Page 1678, Deed Records, Dallas County, Texas, and Scyene Road State Highway No. 352 - Formerly Dallas Mesquite Hiway, recorded in Volume 13, Page 39, Map Records, Dallas County, Texas, (called 100' right-of-way), said point also being the southwest corner of the Remainder of Lot 1, Block 6784, of East Side Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 3, Page 190, Map Records, Dallas County, Texas, and also being the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien referred as Tract 1 to said HW Scyene tract;

Thence North 01 degrees 16 minutes 52 seconds West, departing the north right-of-way line of said Scyene Road, along the east right-of-way line of said Prairie Creek Road, passing at a distance of 223.40 feet the northwest corner of said Remainder of Lot 1, Block 6784, also being the southwest corner of the Remainder of Lot 2, Block 6784 of said East Side Acres Addition, continuing along said line for a total distance of 257.85 feet to a 5/8 inch iron rod found, with a cap stamped "CBG" (Control Monument), said point being the northwest corner of the said Remainder of Lot 2, Block 6784 of said East Side Acres Addition, also being the southwest corner of said Lot 2A, Block 6784 of Prairie Park Addition No.1, and being the Point of Beginning;

Thence North 01 degrees 16 minutes 52 seconds West, continuing along the east right-of-way line of said Prairie Creek Road, a distance of 89.81 feet to a 1/2 inch iron rod found with a cap stamped "4888", said point being the northwest corner of said Lot 2A, Block 6784 of Prairie Park Addition No. 1, and being the southwest corner of Lot 2B, Block 6784 of said Prairie Park Addition No. 1;

Thence North 89 degrees 07 minutes 32 seconds East, departing the east right-of-way line of said Prairie Creek Road, along the south line of said Lot 2B, Block 6784 of Prairie Park Addition No. 1, a distance of 3.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS";

Thence South 01 degrees 16 minutes 52 seconds East, departing the south line of said Lot 2B, Block 6784 of Prairie Park Addition No. 1, traversing through said Lot 2A, Block 6784 of Prairie Park Addition No. 1, a distance of 89.81 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS", said point lying on the south line of said Lot 2A, Block 6784 of Prairie Park Addition No. 1;

Thence South 89 degrees 04 minutes 29 seconds West, along the said Lot 2A, Block 6784 of Prairie Park Addition No. 1, a distance of 3.00 feet to the Point of Beginning and containing 269 square feet or 0.01 acres of land.

(For SPRG use only)

Reviewed By: G.S.

Date: 8-8-22

SPRG NO: 6042



**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
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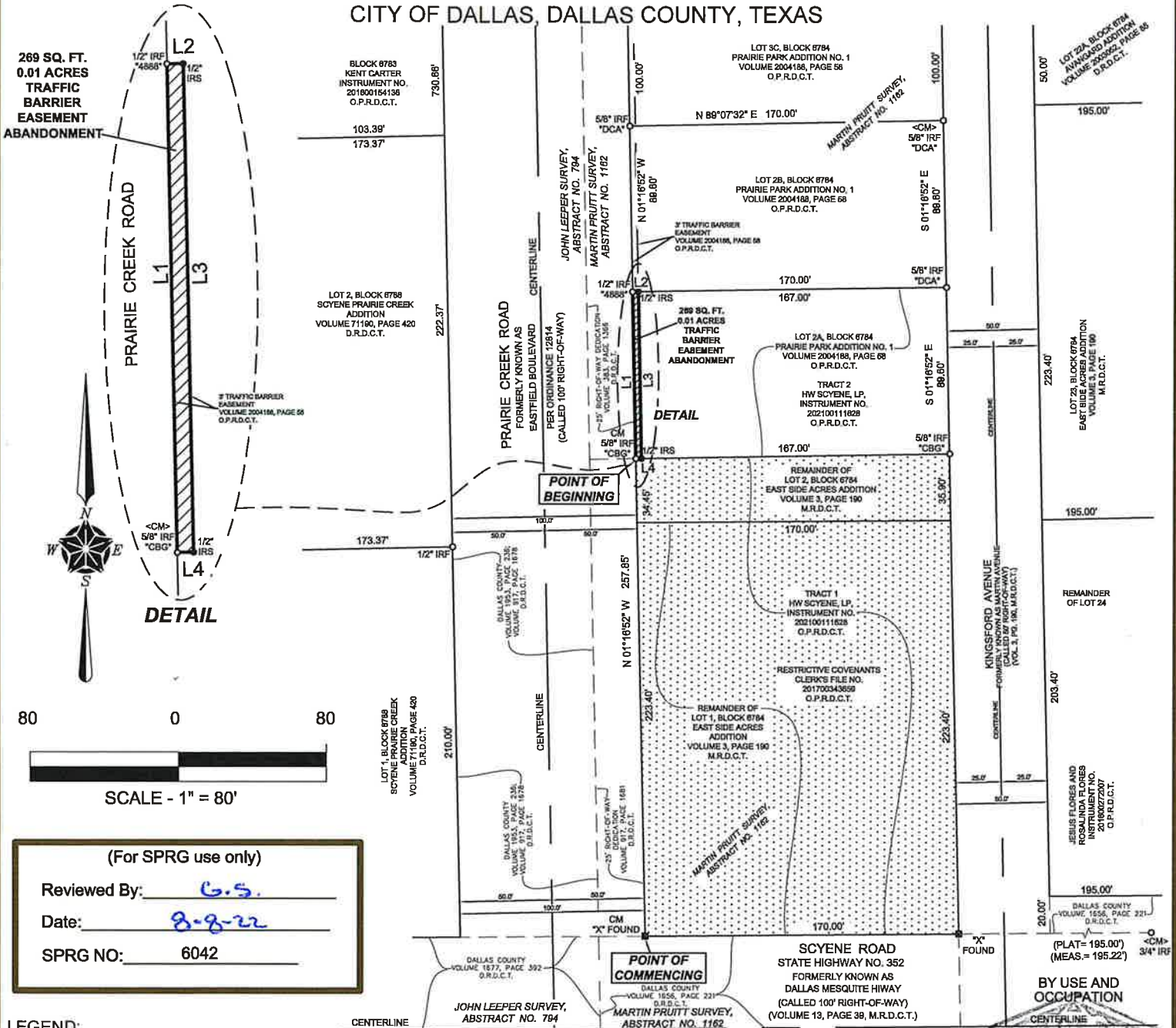
BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, TEXAS NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

Job# 2001613-9  
Date: 06/01/2022  
Drawn: JAM  
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- LEGEND:
- CM CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "TXHS"
  - SQ.FT SQUARE FEET
  - [Stippled Box] RESTRICTIVE COVENANTS AFFECTS TRACT 1 PER CLERK'S FILE NO. 20180034659
  - 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

BY USE AND OCCUPATION

*[Signature]*  
 Gary E. Johnson, R.P.L.S. # 5299

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 Scale: 1" - 80'  
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	89.81'	N1°16'52"W
L2	3.00'	N89°07'32"E
L3	89.81'	S1°16'52"E
L4	3.00'	S89°04'29"W

(For SPRG use only)

Reviewed By: \_\_\_\_\_

Date: 8-8-22

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