

EXHIBIT A

**WATER AND SANITARY SEWER EASEMENT ABANDONMENT
BLOCK 2/6592, LOT 1
MOVIES 17 – LBJ/WEBB CHAPEL
ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 14,662 square foot (0.3366 acre) tract of land situated within the Isaac B. Webb Survey, Abstract No. 1574, City of Dallas, Dallas County, Texas, being a portion of a 1.859 acre tract of land as described in the Special Warranty Deed to QT SOUTH, LLC recorded under Instrument No. 202200017792 of the Official Public Records of Dallas County, Texas (hereafter referred to as the QT Tract), and being a part of Lot 1, Block 2/6592 of the plat designated as MOVIES 17 – LBJ/WEBB CHAPEL recorded in Volume 95118, Page 3653 of the Deed Records of Dallas County, Texas and being a portion of a Water and Sanitary Sewer Easement as described in the Deed to the City of Dallas recorded in Volume 324, Page 752 of said Deed Records, said 14,662 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch rod with cap stamped “HALFF & ASSOC” found at the most Easterly North corner of said Lot 1 same being a point on the West right of way line of Webb Chapel Road a 100 foot width right of way, as described in said Special Warranty Deed to the State of Texas recorded under Instrument No. 200700309648 of said Official Public Records, from which a 5/8-inch iron rod with pink cap stamped “TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT” found bears NORTH 53 degrees 26 minutes 03 seconds WEST, 51.86 feet;

THENCE SOUTH 00 degree 14 minutes 00 seconds EAST, 38.71 feet, along said West right of way line of said Webb Chapel Road, to a 5/8-inch iron rod with pink cap stamped “TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT” found, and the beginning of a tangent curve to the left;

THENCE Southerly along the west right of way line of said Webb Chapel Road and said tangent curve to the left, having a radius of 2,634.51 feet, a delta angle of 01 degree 39 minutes 52 seconds and a chord bearing and distance of SOUTH 01 degree 03 minutes 54 seconds EAST, 76.53 feet, an arc length of 76.53 feet to the northeast corner of said water and sanitary sewer easement and the **POINT OF BEGINNING**;

THENCE Southerly, along the east line of said easement and the west right of way line of said Webb Chapel Road, and continuing with said curve to the left, having a radius of 2,634.51 feet, a delta angle of 00 degree 51 minutes 33 seconds and a chord bearing and distance of SOUTH 02 degrees 19 minutes 37 seconds EAST, 39.50 feet, an arc length of 39.50 feet to point for a corner;

THENCE the following two (2) calls through the interior of said QT SOUTH tract and along the south and east line of said easement;

NORTH 88 degrees 47 minutes 07 seconds WEST, 135.20 feet to point for a corner;

SOUTH 01 degree 12 minutes 53 seconds WEST, 173.06 feet to a pk nail with washer set on the south line of said QT SOUTH tract and the North line of a called 11.6946 acre tract of land described in Special Warranty Deed to Cinemark Partners II, LTD. Recorded in Volume 94165, page 393 of the Deed Records of Dallas County, Texas;

| | |
|---------------------|----------------|
| (For SPRG use only) | |
| Reviewed By: | <u>SD</u> |
| Date: | <u>3/28/24</u> |
| SPRG NO.: | 6551 |

EXHIBIT A

**WATER AND SANITARY SEWER EASEMENT ABANDONMENT
BLOCK 2/6592, LOT 1
MOVIES 17 – LBJ/WEBB CHAPEL
ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 86 degrees 34 minutes 18 seconds WEST, 27.09 feet across said easement and along the south line of said QT SOUTH Tract and the North line of said 11.6946 acres tract to a PK Nail set for a corner;

THENCE the following five (5) calls through the interior of said QT SOUTH tract and along the west and south line of said easement;

NORTH 01 degree 12 minutes 53 seconds EAST, 165.06 feet to a point for a corner;

NORTH 88 degrees 47 minutes 07 seconds WEST, 23.49 feet to a point for a corner;

NORTH 01 degree 12 minutes 53 seconds EAST, 20.00 feet to a point for a corner;

NORTH 88 degrees 47 minutes 07 seconds WEST, 5.00 feet to the beginning of a tangent curve to the left;

Westerly with said tangent curve to the left, having a radius of 480.00 feet, a delta angle of 07 degrees 24 minutes 33 seconds and a chord bearing and distance of SOUTH 87 degrees 30 minutes 37 seconds WEST, 62.03 feet, an arc length of 62.07 feet to the west line of said QT Tract and the northeast line of said 11.6946 acre tract, to a 1/2-inch iron rod with cap stamped "BOWMAN EASEMENT" set for a corner;

THENCE NORTH 03 degrees 25 minutes 42 seconds WEST, 34.56 feet along the west line of said QT Tract, and the east line of said 11.6946 acre tract, to a PK Nail found being the beginning of a non-tangent curve to the right;

THENCE the following four (4) calls through the interior of said QT SOUTH tract and the north line of said easement;

Easterly, with said non-tangent curve to the right, having a radius of 514.50 feet, a delta angle of 07 degrees 13 minutes 27 seconds and a chord bearing and distance of NORTH 87 degrees 36 minutes 10 seconds EAST, 64.83 feet, an arc length of 64.87 feet to a point for a corner;

SOUTH 88 degrees 47 minutes 07 seconds EAST, 63.12 feet to a point for a corner;

SOUTH 00 degree 15 minutes 07 seconds EAST, 8.10 feet to a point for a corner;

NORTH 89 degrees 44 minutes 53 seconds EAST, 124.96 feet to the **POINT OF BEGINNING**, containing 14,662 square feet (0.3366 acres).

(For SPRG use only)

Reviewed By: 50

Date: 3/28/24

SPRG NO.: 6551

EXHIBIT A

**WATER AND SANITARY SEWER EASEMENT ABANDONMENT
BLOCK 2/6592, LOT 1
MOVIES 17 – LBJ/WEBB CHAPEL
ISAAC B. WEBB SURVEY, ABSTRACT NO. 1574
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.

By: _____

Surveyor's Name: Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369
Date: MARCH 20, 2024



(For SPRG use only)

Reviewed By: SO

Date: 3/28/24

SPRG NO.: 6551

