

PLOTTED BY: Joe Noell ON: Thursday, June 01, 2023 AT: 3:26 PM FILEPATH: G:\Production\4000\005683\001\Survey\Drawings\B005683.001 Dallas Lancaster Road PUBLIC WW EASEMENT 2023-04-17.dwg

# WASTEWATER EASEMENT

BEING 1,089 SQUARE FEET  
BLOCK 6897

LOUIS HORST SURVEY, ABSTRACT No. 556,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## Exhibit A

### METES AND BOUNDS

#### DESCRIPTION

BEING a 1,089 square foot tract of land situated in the Louis Horst Survey, Abstract Number 556, Dallas County, Texas, being in the City of Dallas, Dallas City Block Number 6897, being a portion of the tract of land described in Warranty Deed to The City of Dallas, recorded in Volume 71190, Page 1705, Deed Records of Dallas County, Texas, said 1,089 square foot, 0.0250 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "TX REG NO 100189-00" found for the southwesterly corner of a tract of land described in the Special Warranty Deed to DCDTX LC Holdings, LLC, recorded in Document Number 202100209892, Official Public Records of Dallas County, Texas, and in the Correction Affidavit recorded in Document Number 202200033042, Official Public Records of Dallas County, Texas, also being a northeasterly re-entrant corner of the Village of Runyon Springs, an addition to the City of Dallas according to the plat recorded in Volume 2003127, Page 46, Deed Records of Dallas County, Texas;

THENCE with the common line of said DCDTX LC Holdings, LLC tract and said Village of Runyon Springs North 04° 29' 11" West at a distance of 49.80 feet passing a 5/8 inch iron rod with a yellow plastic cap stamped "Carter & Burgess found for the common easterly corner of said Village of Runyon Springs and said City of Dallas tract, continuing along the easterly line of said City of Dallas tract in all a total distance of 64.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" found for the POINT OF BEGINNING;

THENCE South 60° 40' 56" West a distance of 43.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE North 04° 29' 11" West a distance of 27.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" set for corner;

THENCE North 60° 40' 56" East a distance of 43.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc" found in the easterly line of said City of Dallas tract and westerly line of said DCDTX LC Holdings, LLC tract;

THENCE with the easterly line of said City of Dallas tract and westerly line of said DCDTX LC Holdings, LLC tract South 04° 29' 11" East a distance of 27.55 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.0250 acres (1,089 square feet) of land.

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NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983.



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Tel: 817.335.1121  
FIRM REGISTRATION 10098100



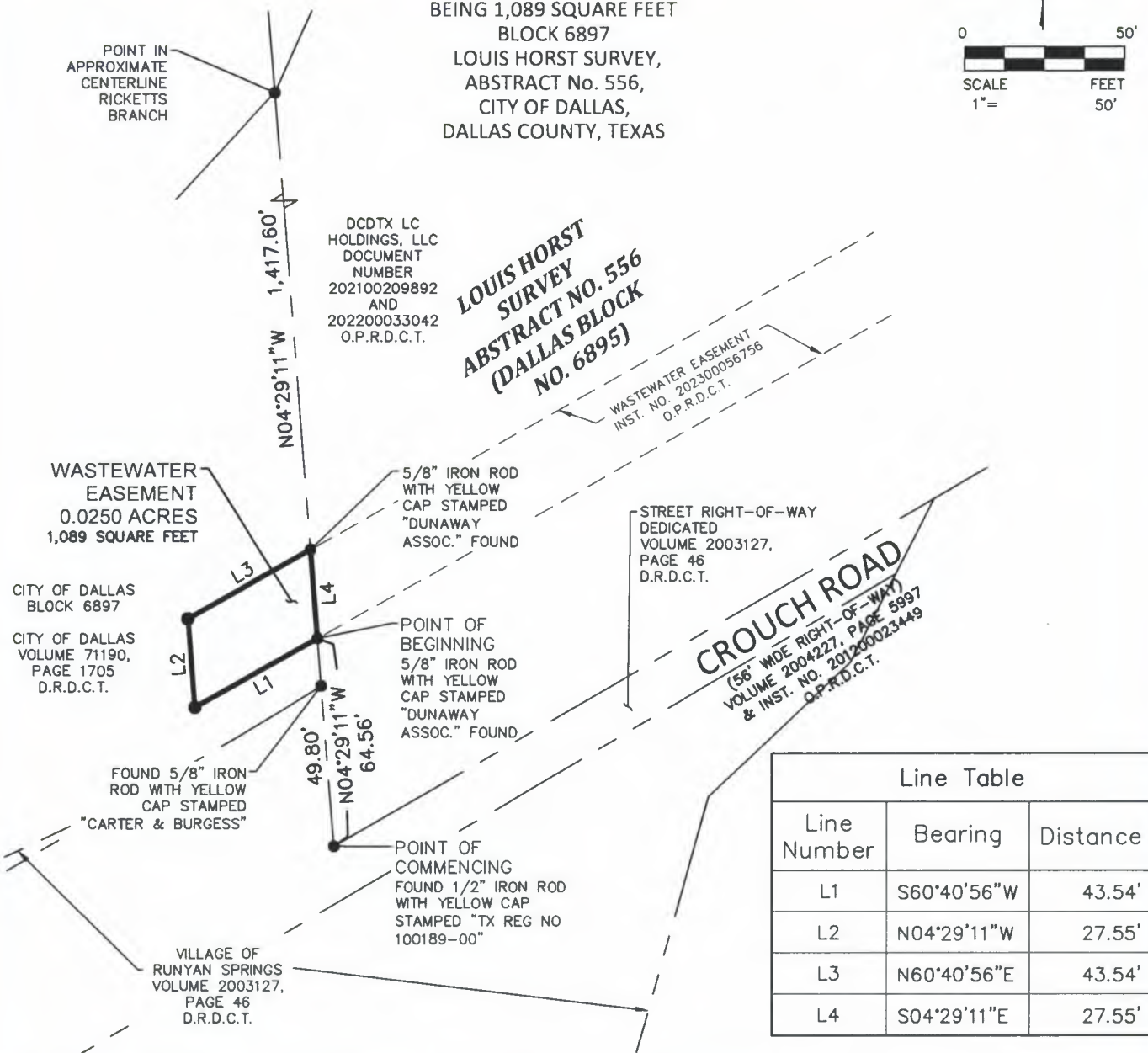
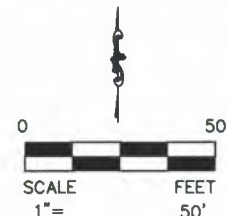
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Reviewed by: JP  
Date: 6/12/2023  
SPRG No. 6310

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## WASTEWATER EASEMENT

BEING 1,089 SQUARE FEET  
BLOCK 6897  
LOUIS HORST SURVEY,  
ABSTRACT No. 556,  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS



Line Table		
Line Number	Bearing	Distance
L1	S60°40'56"W	43.54'
L2	N04°29'11"W	27.55'
L3	N60°40'56"E	43.54'
L4	S04°29'11"E	27.55'

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983.

● = 5/8" IRON ROD WITH YELLOW CAP STAMPED "DUNAWAY ASSOC." SET UNLESS OTHERWISE NOTED

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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06-08-2023

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Reviewed by: JD

Date: 6/12/2023

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