

EXHIBIT A

WATER EASEMENT ABANDONMENT
0.0467 ACRES OR 2,036 SQ. FT.
CITY BLOCK 6107 & 6108
HENRY CLARK SURVEY, ABSTRACT NO. 297
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 0.0467 acre tract of land situated in City of Dallas, Dallas County, Texas, being a part of the Henry Clark Survey, Abstract No. 297, being in City Block 6107 and 6108, being a portion of a tract of land conveyed to DALLAS COUNTY JUNIOR COLLEGE DISTRICT, by Special Warranty Deed, recorded in Volume 67001, Page 990, Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being a portion of a Water Easement described in deed to the City of Dallas as recorded in Volume 69229, Page 1176, D.R.D.C.T. , and being more particularly described as follows:

COMMENCING at a 3" Aluminum Disk stamped "Mountain View Community College Addition JQ Dallas Eng" found (Control Monument (C.M.)), being in the westerly line of said College tract, being the easterly right-of-way line of Duncanville Road (a variable width right-of-way) same being the beginning of a curve to the right, having a central angle of 26 degrees 00 minutes 00 seconds, a radius of 1254.83 feet and a chord bearing and distance of South 13 degrees 47 minutes 34 seconds East, 564.55 feet;

THENCE in a southeasterly direction, along the common westerly line of said College tract and east right-of-way line of said Duncanville Road, along said curve to the right, an arc length of 569.42 feet to a 3" Aluminum Disk stamped "Mountain View Community College Addition JQ Dallas Eng" found (Control Monument (C.M.)) for corner;

THENCE South 00 degrees 47 minutes 34 seconds East, along the common westerly line of said College tract and easterly right-of-way line of said Duncanville Road, a distance of 1,043.02 feet to a point for corner in said common line;

THENCE North 89 degrees 28 minutes 21 seconds East, departing said common line over and across said College tract, a distance of 1,148.75 feet to the POINT OF BEGINNING in the south line of said Water Easement;

THENCE North 00 degrees 31 minutes 40 seconds West, departing the south line of said Water Easement and over and across said Water Easement, a distance of 10.00 feet to a point for corner;

THENCE North 89 degrees 28 minutes 21 seconds East, along the north line of said Water Easement, a distance of 203.58 feet to a point for corner;

THENCE South 00 degrees 50 minutes 58 seconds East, departing the north line of said Water Easement and over and across said Water Easement, a distance of 10.00 feet to a point for corner;

THENCE South 89 degrees 28 minutes 21 seconds West, along the south line of said Water Easement, a distance of 203.64 feet to the POINT OF BEGINNING and containing 0.0467 acres of land (2,036 square feet), more or less.

(For SPRG use only)

Reviewed by: A.G
Date: 10/17/24
SPRG No. 6744



1 OF 2

General Notes:

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000136506.
2. A Survey Plat of even date accompanies this Property Description.

JOB No. TR-110-22

DRAWN BY: CMC

DATE: 10-14-2024

CHECKED BY: DFM

DAVID F. McCULLAH
TEXAS RPLS NO. 4023

TRAVERSE
LAND SURVEYING LLC
Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130
Dallas, TX 75224 T: 469.784.9321
W: TraverseLandSurveying.com
Texas Firm No. 10194631

EXHIBIT A

POINT OF COMMENCING

3" ALUMINUM DISK "MOUNTAIN VIEW COMMUNITY COLLEGE ADDITION JQ DALLAS ENG" (C.M.)

L=569.42', R=1254.83'
 $\Delta=26^{\circ}00'00"$
 S13°47'34"E~564.55'

3" ALUMINUM DISK "MOUNTAIN VIEW COMMUNITY COLLEGE ADDITION JQ DALLAS ENG" (C.M.)

WATER EASEMENT ABANDONMENT
 0.0467 ACRES OR 2,036 SQ. FT.
 CITY BLOCK 6107 & 6108
 HENRY CLARK SURVEY, ABSTRACT NO. 297
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
No.	Bearing	Distance
L1	N 00°31'40" W	10.00'
L2	N 89°28'21" E	203.58'
L3	S 00°50'58" E	10.00'
L4	S 89°28'21" W	203.64'

DUNCANVILLE ROAD (VARIABLE WIDTH)
 HENRY CLARK SURVEY - ABSTRACT No. 297
 HARVEY G. WILSON SURVEY - ABSTRACT No. 533
 APPROXIMATE SURVEY CENTERLINE

S 00°47'34" E
 1,043.02'

2,036 SQ. FT.
 0.0467 Ac.

N 89°28'21" E
 1,148.75'

WATER MAIN EASEMENT
 VOLUME 69229, PG. 1176
 D.R.D.C.T.
 ABANDONED BY ORDINANCE No. 27012
 RECORDED IN INST. No. 20070453088
 O.P.R.D.C.T.

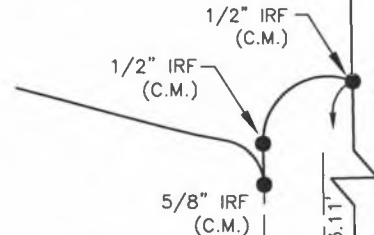
WATER EASEMENT
 INST. No. 20070440952
 O.P.R.D.C.T.

WATER EASEMENT
 INST. No. 20070440956
 O.P.R.D.C.T.

WATER EASEMENT
 Doc. No. 20070440954
 O.P.R.D.C.T.

WATER EASEMENT
 VOL. 69229, PG. 1176
 D.R.D.C.T.

WATER MAIN EASEMENT
 VOLUME 69229, PG. 1176
 D.R.D.C.T.
 ABANDONED BY ORDINANCE No. 27012
 RECORDED IN INST. No. 20070453088
 O.P.R.D.C.T.



KNOXVILLE STREET (VARIABLE WIDTH)
 N 01°00'52" W - 1493.11'

STREET EASEMENT
 VOL. 70123, PG. 1623
 D.R.D.C.T.

POINT OF BEGINNING

CITY BLOCK 6107 & 6108

CITY OF DALLAS
 VOL. 67048, PG. 1203
 D.R.D.C.T.

DALLAS COUNTY JUNIOR COLLEGE DISTRICT
 VOL. 67001, PG. 990
 D.R.D.C.T.

LEGEND

D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

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

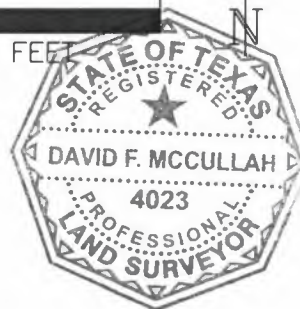
INST. NO. - INSTRUMENT NUMBER

VOL., PG. - VOLUME, PAGE

SQ. FT. - SQUARE FEET

IRF - IRON ROD FOUND

C.M. - CONTROL MONUMENT



(For SPRG use only)
 Reviewed by: A.G.
 Date: 10/17/24
 SPRG No. 6744

General Notes:

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.000136506.
- A Survey Plat of even date accompanies this Property Description.

JOB No. TR-110-22
 DATE: 10-14-2024

DRAWN BY: CMC
 CHECKED BY: DFM

DAVID F. McCULLAH
 TEXAS RPLS NO. 4023

TRAVERSE
 LAND SURVEYING LLC
 Surveying | Construction Staking | Platting
 14200 Midway Road, Suite 130
 Dallas, TX 75224 T: 469.784.9321
 W: TraverseLandSurveying.com
 Texas Firm No. 10194631