

# EXHIBIT A

UTILITY EASEMENT ABANDONMENT  
LIFE - SOUTHWEST ADDITION  
LOT 1, BLOCK P/7940, JAMES MCLAUGHLIN SURVEY  
ABSTRACT NO. 845 AND T.E. MANNIN SURVEY,  
ABSTRACT NO 958, CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

## LEGAL DESCRIPTION

BEING A 2,959 SQUARE FOOT, 0.0679 ACRE TRACT OF LAND SITUATED IN THE THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NUMBER 845, AND THE T.E.MANNIN SURVEY, ABSTRACT 958, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FURTHER BEING A PORTION OF LOT 1, BLOCK P/7940, LIFE-SOUTHWEST ADDITION, RECORDED IN VOLUME 78182, PAGE 1245, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO THE COUNTY OF DALLAS, RECORDED IN INSTRUMENT NUMBER 202100390372, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 2,959 SQUARE FOOT TRACT BEING PART OF A UTILITY EASEMENT CREATED BY SAID LIFE-SOUTHWEST ADDITION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT 1/2 INCH IRON ROD WITH CAP STAMPED "RLG INC" FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 1, ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE, A 100 FEET WIDE RIGHT-OF-WAY AS DEDICATED BY VOLUME 5632, PG. 394, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE WESTERLY CORNER OF LOT 2A IN BLOCK P/7940, 1420 MOCKINGBIRD ADDITION, RECORDED IN INSTRUMENT NUMBER 202300046715, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

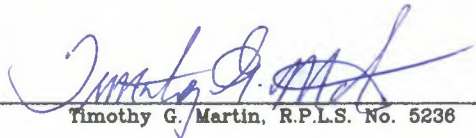
THENCE SOUTH 39 DEGREES 44 MINUTES 15 SECONDS EAST, ALONG THE COMMON LINES OF SAID LOT 1 AND SAID LOT 2A, A DISTANCE OF 395.49 FEET TO A 5/8 INCH IRON ROD FOUND FOR A COMMON CORNER OF SAID LOT 1, LIFE-SOUTHWEST ADDITION, AND SAID LOT 2A, 1420 MOCKINGBIRD ADDITION;

THENCE SOUTH 65 DEGREES 13 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.76 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN ABANDONED PORTION;

THENCE NORTH 39 DEGREES 44 MINUTES 15 SECONDS WEST, 7.50 FEET SOUTHWESTERLY OF AND PARALLEL TO SAID COMMON LINE OF LOT 1 AND LOT 2A, A DISTANCE OF 393.49 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID MOCKINGBIRD LANE AND THE NORTHWESTERLY LINE OF LOT 1 FOR THE NORTHWEST CORNER OF SAID EASEMENT;

THENCE NORTH 50 DEGREES 17 MINUTES 44 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 1 AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING CONTAINING 2,959 SQUARE FEET OR 0.0679 OF AN ACRE OF LAND.



  
Timothy G. Martin, R.P.L.S. No. 5236

01/17/2024  
Date

### SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,  
TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983  
(2011) (US FOOT).

(For SPRG use only)  
Reviewed by: JD  
Date: 1/23/2024  
SPRG No. 6487

DWG: C:\Temp\AcPublish\_8952\ABANDONMENT\_02204946\_REV1.dwg  
DATE: Jan 17, 2024 10:19am  
USER: tgmartin  
XREFS:

PROJECT NO: 022-04946  
DRAWN BY: BT  
DATE: 6.15.23

7.5' UTILITY EASEMENT  
ABANDONMENT

**olsson**

300 Throckmorton Street  
Suite 400  
Ft. Worth, TX 76102  
TEL 817.268.9775

SHEET

1 OF 2

# EXHIBIT A

MOCKINGBIRD LAND  
(100' WIDE RIGHT-OF-WAY)  
VOL. 5632, PG. 394  
D.R.D.C.T.

(394.94')  
(56.82')  
CIRS  
POB 1/2" CIRF  
STAMPED "RLG  
INC"  
N50°17'44"E 7.50'

7.5' UTILITY  
EASEMENT  
VOL. 78182, PG. 1245  
D.R.D.C.T.

**LOT 1**  
IN BLOCK P/7940  
LIFE-SOUTHWEST ADDITION  
VOL. 78182, PG. 1245  
D.R.D.C.T.

COUNTY OF DALLAS, TEXAS,  
a political subdivision of the  
State of Texas  
INST. No. 202100390372  
O.P.R.D.C.T.

*Timothy G. Martin*  
Timothy G. Martin, R.P.L.S. No. 5236

01/17/2024  
Date



## LEGEND

POB	POINT OF BEGINNING
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SQ. FT.	SQUARE FEET
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET (OLSSON)
(XXX.XX')	RECORDED DISTANCES BY PLAT

**LOT 2A**  
IN BLOCK P/7940  
1420 MOCKINGBIRD ADDITION  
(REPLAT OF BROOKHOLLOW  
PLACE SECTION SIX  
ADDITION)  
INST. No. 202300046715  
O.P.R.D.C.T.

COUNTY OF DALLAS, TEXAS,  
a political subdivision of the State of Texas  
INST. No. 202300066856  
O.P.R.D.C.T.

5/8" IRF  
W/ ALUMINUM DISK IN  
CONCRETE

15.5' EASEMENT AND  
RIGHT-OF-WAY  
DALLAS POWER & LIGHT CO.  
VOL. 84222, PG. 1796  
D.R.D.C.T.

S39°44'15"E 395.49'  
N39°44'15"W 393.49'

PORTION OF 7.5'  
UTILITY EASEMENT  
VOL. 78182, PG. 1245  
D.R.D.C.T.

UTILITY EASEMENT  
ABANDONMENT  
(2,959 SQ. FT. OR  
.0679 OF AN ACRE)

5/8" IRF  
W/ ALUMINUM DISK  
IN CONCRETE

7.5' UTILITY EASEMENT  
VOL. 78182, PG. 1245  
D.R.D.C.T.

7.5' UTILITY EASEMENT  
RESERVED IN WARRANTY DEED  
VOL. 79181, PG. 3030  
D.R.D.C.T.

UTILITY EASEMENT ABANDONMENT  
LIFE - SOUTHWEST ADDITION  
LOT 1, BLOCK P/7940, JAMES MCLAUGHLIN SURVEY  
ABSTRACT NO. 845 AND T.E. MANNIN SURVEY,  
ABSTRACT NO 958, CITY OF DALLAS,  
DALLAS COUNTY, TEXAS

JAMES MCLAUGHLIN - ABST. NO. 845  
T.E. MANNIN SURVEY - ABST. NO. 958

**LOT 2B**  
IN BLOCK P/7940  
1420 MOCKINGBIRD ADDITION  
INST. No. 202300046715  
O.P.R.D.C.T.

S65°13'46"W  
7.76'

**LOT 2C**  
IN BLOCK P/7940  
1420 MOCKINGBIRD ADDITION  
INST. No. 20230310000368  
O.P.R.D.C.T.

(For SPRG use only)  
Reviewed by: JD  
Date: 1/23/2024  
SPRG No. 6487

0' 30' 60'  
SCALE IN FEET



USER: tgmartin

DWG: C:\Temp\AcPublish\_8952\ABANDONMENT\_02204946\_REV1.dwg  
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7.5' UTILITY EASEMENT  
ABANDONMENT

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SHEET  
2 OF 2