

**WATER EASEMENT  
DART BUCKNER STATION ADDITION  
Part of Lot 1, Block A/6270  
Jesse Elam Survey, Abstract No. 444  
City of Dallas, Dallas County, Texas**

**BEING** a 22,560 square foot strip of land situated in the Jesse Elam Survey, Abstract No. 444, City of Dallas, Dallas County, Texas and being a part of Lot 1, Block A/6270 of DART BUCKNER STATION ADDITION, an addition to the City of Dallas, according to the Final Plat thereof, recorded in Instrument No. 200900135933, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said strip of land being more particularly described by metes & bounds as follows:

**COMMENCING** at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of the above described Lot 1, Block A/6270, at the intersection of the present west right-of-way line of S. Buckner Boulevard (104.5' wide right-of-way at this point) and the southwest right-of-way line of Dallas Area Rapid Transit (D.A.R.T.) (a 200' wide right-of-way) as evidenced by the deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas (D.R.D.C.T.) and same being the northeast corner of Lot 1, Block A/6268 of DAL-TILE Addition, an addition to the City of Dallas, according to the Final Plat thereof, recorded in Volume 90013, Page 1648, D.R.D.C.T. and as further described in a Warranty Deed to DAL-TILE Corporation, recorded in Volume 87210, Page 3859, D.R.D.C.T.;

**THENCE:** North 00 deg. 48 min. 22 sec. West, along the west right-of-way line of said S. Buckner Boulevard, a distance of 358.92 feet to the **POINT OF BEGINNING**;

**THENCE:** Departing from S. Buckner Boulevard, over & across said Lot 1, Block A/6270 of said DART Buckner Station Addition and along the southern and western lines of said utility easement as follows:

South 89 deg. 36 min. 36 sec. West, a distance of 80.92 feet to a point for corner;  
South 44 deg. 36 min. 36 sec. West, a distance of 21.71 feet to a point for corner;  
South 89 deg. 36 min. 36 sec. West, a distance of 50.38 feet to a point for corner;  
South 00 deg. 56 min. 38 sec. East, a distance of 7.00 feet to a point for corner;  
South 89 deg. 36 min. 36 sec. West, a distance of 10.00 feet to a point for corner;

**SPRG USE ONLY**

Reviewed By: M.M.

Date: 6.5.25

**SPRG No. 6897**

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North 00 deg. 56 min. 38 sec. West, a distance of 7.00 feet to a point for corner;  
South 89 deg. 36 min. 36 sec. West, a distance of 39.08 feet to a point for corner;  
North 49 deg. 46 min. 28 sec. West, a distance of 529.39 feet to a point for corner;  
North 00 deg. 10 min. 02 sec. West, a distance of 259.26 feet to a point for corner  
on the north line of said Lot 1, Block A/6270 and the south right-of-way line of Elam Road (a  
variable width right-of-way) and said point being in a non-tangent curve to the left, having a  
radius of 5,482.44 feet, a central angle of 0 deg. 12 min. 33 sec. and a chord that bears North 87  
deg. 51 min. 48 sec. East – 20.01 feet and said point bears easterly, an arc distance of 140.88 feet  
from an “X” found carved in concrete for the beginning of said curve;

**THENCE:** Along the common line of said Lot 1, Block A/6270 and said Elam Road and with  
said curve to the left, an arc distance of 20.01 feet to a point for the northeastern corner of this  
hereinafter described strip of land and said point bears westerly, an arc distance of 35.10 feet  
from a mag nail with a steel washer, stamped “RPLS 4701” found for the end of said curve;

**THENCE:** Departing from said Elam Road, over & across said Lot 1, Block A/6270 and along  
the eastern and northern lines of said utility easement as follows:

South 00 deg. 10 min. 02 sec. East, a distance of 250.70 feet to a point for corner;  
South 49 deg. 46 min. 28 sec. East, a distance of 28.82 feet to a point for corner;  
North 40 deg. 13 min. 32 sec. East, a distance of 40.67 feet to a point for corner;  
South 49 deg. 46 min. 28 sec. East, a distance of 31.50 feet to a point for corner;  
South 40 deg. 13 min. 32 sec. West, a distance of 15.00 feet to a point for corner;  
North 49 deg. 46 min. 28 sec. West, a distance of 16.50 feet to a point for corner;  
South 40 deg. 13 min. 32 sec. West, a distance of 25.67 feet to a point for corner;  
South 49 deg. 46 min. 28 sec. East, a distance of 165.79 feet to a point for corner;  
North 40 deg. 13 min. 32 sec. East, a distance of 53.00 feet to a point for corner;  
South 49 deg. 46 min. 28 sec. East, a distance of 30.00 feet to a point for corner;  
South 40 deg. 13 min. 32 sec. West, a distance of 53.00 feet to a point for corner;  
South 49 deg. 46 min. 28 sec. East, a distance of 273.14 feet to a point for corner;  
North 89 deg. 36 min. 36 sec. East, a distance of 61.47 feet to a point for corner;

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North 00 deg. 23 min. 24 sec. West, a distance of 36.96 feet to a point for corner;  
North 89 deg. 36 min. 36 sec. East, a distance of 15.00 feet to a point for corner;  
South 00 deg. 23 min. 24 sec. East, a distance of 36.96 feet to a point for corner;  
North 89 deg. 36 min. 36 sec. East, a distance of 7.31 feet to a point for corner;  
North 44 deg. 36 min. 36 sec. East, a distance of 21.71 feet to a point for corner;  
North 89 deg. 36 min. 36 sec. East, a distance of 89.05 feet to a point for corner on the  
east line of said Lot 1, Block A/6270 and the west right-of-way line of the above described S.  
Buckner Boulevard;

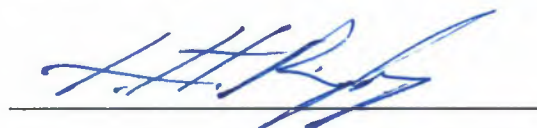
**THENCE:** South 00 deg. 48 min. 22 sec. East, along the common line of said Lot 1, Block  
A/6270 and S. Buckner Boulevard, a distance of 20.00 feet to the **POINT OF BEGINNING  
and containing 22,560 square feet or 0.518 acres of land.**

Note:

The bearings shown hereon are geodetic and reference to the State Plane Coordinate System, Texas  
North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,  
This 15<sup>th</sup> Day of April, 2025.



Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701



Prepared By:

RINGLEY & ASSOCIATES, INC.  
Texas Firm Registration No. 10061300  
701 S. Tennessee Street  
McKinney, Texas 75069  
972-542-1266

**SPRG USE ONLY**  
Reviewed By: M.M.  
Date: 6.5.25  
**SPRG No. 6897**



MATCHLINE TO SHEET 5

EXHIBIT B

VARIABLE WIDTH  
UTILITY EASEMENT  
Inst. No. 200900135933  
O.P.R.D.C.T.

LOT 1, BLOCK A/6270  
DART BUCKNER STATION  
ADDITION  
Inst. No. 200900135933  
O.P.R.D.C.T.

Owner:  
DALLAS AREA  
RAPID TRANSIT

WATER EASEMENT  
22,560 Sq. Feet  
0.518 Acres

200' WIDE RIGHT-OF-WAY  
DALLAS AREA RAPID TRANSIT  
Vol. 89083, Pg. 4905 ~ D.R.D.C.T.

LOT 2, A/6268  
DAL-TILE ADDITION  
Vol. 90013, Pg. 1648  
D.R.D.C.T.

DAL-TILE CORPORATION  
Vol. 87210, Pg. 3859  
D.R.D.C.T.

JESSE ELAM SURVEY  
ABSTRACT NO. 444



0 100' 200'

Scale: 1"=100'

LOT 1, BLOCK A/6268  
DAL-TILE ADDITION  
Vol. 90013, Pg. 1648  
D.R.D.C.T.

DAL-TILE CORPORATION  
Vol. 87210, Pg. 3859  
D.R.D.C.T.

2.5' RIGHT-OF-WAY  
DEDICATION  
Inst. No. 200900135933  
O.P.R.D.C.T.

P.O.C.

1/2" IRF W/Cap  
Stamped "RPLS 4701"  
(CM)



DALLAS AREA RAPID TRANSIT (D.A.R.T.)  
VESTING DEEDS:

Vol. 88083, Pg. 4905, D.R.D.C.T.  
Vol. 2005143, Pg. 6965, D.R.D.C.T.  
Vol. 2005143, Pg. 14260, D.R.D.C.T.  
Inst. No. 200503586301, O.P.R.D.C.T.  
Inst. No. 200503538228, O.P.R.D.C.T.  
Inst. No. 200600257676, O.P.R.D.C.T.  
Inst. No. 200600261576, O.P.R.D.C.T.  
Inst. No. 200600374946, O.P.R.D.C.T.

WATER EASEMENT  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY LINE

CENTERLINE

104'

5/8" IRF (CM)

KIPLING DRIVE

(50' Right-of-way)  
Vol. 41, Pg. 221  
M.R.D.C.T.

P.O.B.

S. BUCKNER BOULEVARD  
(104.5' Wide Right-of-way)

N 00°48'22" W - 358.92'

Jesse Elam Survey, Abst. No. 444  
Sarah Perry Survey, Abst. No. 1164

STREET EASEMENT (A)

SPRG USE ONLY

Reviewed by: M.M.

Date: U.S.-25

SPRG NO. 6897

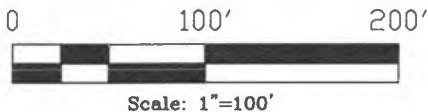
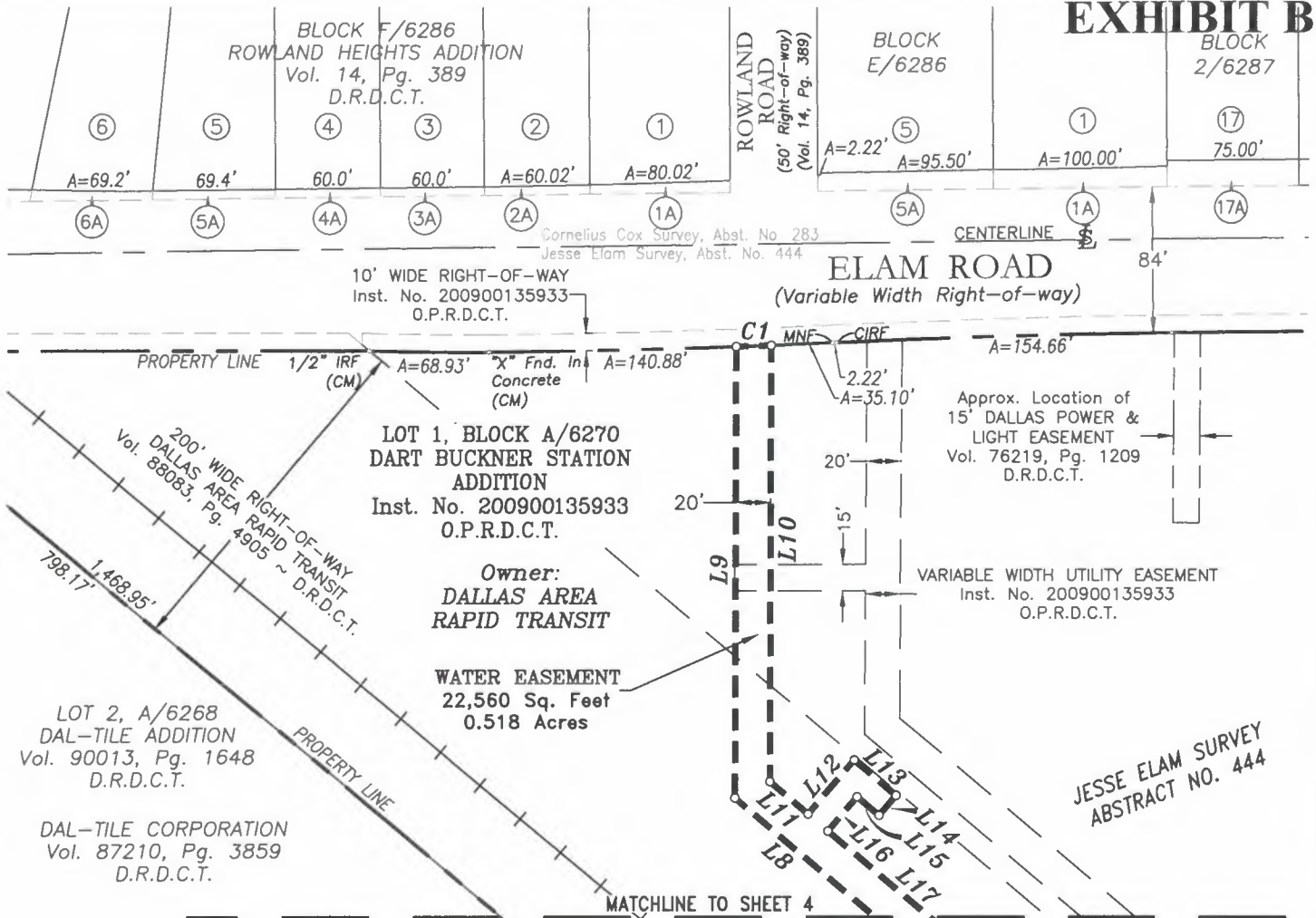


RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale
Mark Stab	04/04/2025	1" = 100'
Job	Title	Sheet
2023-063	2023-063-EX-WTR1.DWG	4 of 7

# EXHIBIT B



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2023-063	2023-063-EX-WTR1.DWG	5 of 7



ADJOINING OWNER'S DEEDS:BLOCK A/6268

1. W. H. HODGES AND S. D. SPRINKLE — Vol. 2773, Pg. 212 ~ D.R.D.C.T.

BLOCK F/6286

1. MARIA CHINCHILLA — Vol. 95167, Pg. 3778 ~ D.R.D.C.T.

2. JUAN G. CABALLERO &amp; MARIA C. CABALLERO — Inst. No. 201000015284 ~ O.P.R.D.C.T.

3. ALEJANDRO MARRON &amp; TERESA MATA — Inst. No. 201600232937 &amp; 202400257550 ~ O.P.R.D.C.T.

4. JUAN M. ARAGON FLORES — Inst. No. 200600191663 ~ O.P.R.D.C.T.

5. TERESA CORDOVA SALAS — Inst. No. 200600012535 ~ O.P.R.D.C.T.

6. SAUL NUNO &amp; JACQUELINE ROCHA — Inst. No. 201800248203 ~ O.P.R.D.C.T.

BLOCK E/6286

1. IGLESIA ROCA ETERNA (0.50 Ac.) — Inst. No. 202500004181 ~ O.P.R.D.C.T.

5. MARIA N. ALCORTA — Inst. No. 201200101477 ~ O.P.R.D.C.T.

BLOCK 2/6287

17. MARIO BARRON AND SONIA BARRON — Vol. 99144, Pg. 2193 ~ D.R.D.C.T.

BLOCK C/6353

1. UNITED STATES POSTAL SERVICE — Vol. 96249, Pg. 5310 ~ D.R.D.C.T.

BLOCK B/6353

1. WHAT'S HOT FUN WORLD, LTD— Inst No. 202100018546 ~ O.P.R.D.C.T.

BLOCK 6354

1. KEY JOINT VENTURE — Vol. 2001057, Pg. 1456 ~ D.R.D.C.T.

STREET EASEMENT LIST:BLOCK F/6286

1A. CITY OF DALLAS STREET EASEMENT — Vol. 699, Pg. 721 ~ D.R.D.C.T.

2A. CITY OF DALLAS STREET EASEMENT — Vol. 712, Pg. 1740 ~ D.R.D.C.T.

3A. CITY OF DALLAS STREET EASEMENT — Vol. 712, Pg. 1743 ~ D.R.D.C.T.

4A. CITY OF DALLAS STREET EASEMENT — Vol. 694, Pg. 1101 ~ D.R.D.C.T.

5A. CITY OF DALLAS STREET EASEMENT — Vol. 720, Pg. 1397 ~ D.R.D.C.T.

6A. CITY OF DALLAS STREET EASEMENT — Vol. 684, Pg. 970 ~ D.R.D.C.T.

BLOCK E/6286

1A. CITY OF DALLAS STREET EASEMENT — Vol. 684, Pg. 979 ~ D.R.D.C.T.

5A. CITY OF DALLAS STREET EASEMENT — Vol. 694, Pg. 1086 ~ D.R.D.C.T.

BLOCK 2/6287

17A. CITY OF DALLAS STREET EASEMENT — Vol. 4495, Pg. 216 ~ D.R.D.C.T.

BLOCK 6353

1A. CITY OF DALLAS STREET EASEMENT — Vol. 4495, Pg. 216 ~ D.R.D.C.T.

RIGHT-OF-WAY DEDICATION LIST:BLOCK A/6268

1A. CITY OF DALLAS — Vol. 4591, Pg. 356 ~ D.R.D.C.T.

BLOCK C/6353

1A. CITY OF DALLAS — Vol. 4248, Pg. 424 ~ D.R.D.C.T.

2A. DALLAS AREA RAPID TRANSIT — Inst. No. 200900133539 ~ O.P.R.D.C.T.

BLOCK B/6353

1A. CITY OF DALLAS — Vol. 3642, Pg. 464 ~ D.R.D.C.T.

2A. CITY OF DALLAS — Vol. 4118, Pg. 62 D.R.D.C.T.

3A. DALLAS AREA RAPID TRANSIT — Inst. No. 200600466183 ~ O.P.R.D.C.T.

SPRG USE ONLY

Reviewed by: M.M.Date: 6.5.25

SPRG NO. 6897

LEGEND

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

D.R.D.C.T. = Deed Records, Dallas County, Texas

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

CM = Controlling Monument

Fnd. = Found

IRF = 1/2" Iron Rod Found, topped with red plastic cap, stamped "RPLS 4701"

MNF = Mag Nail Found with steel washer stamped "RPLS 4701"

REFERENCE BEARING:

The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum of 1983. Adjustment Realization 2011.

A metes & bounds description of equal date accompanies this Easement Exhibit.

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

			<b>RINGLEY &amp; ASSOCIATES, INC.</b> SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee — McKinney, Texas 75069 (972) 542-1266		
			Drawn by <i>Mark Staab</i>	Date 04/04/2025	Scale 1" = 100'
Job 2023-063	Title 2023-063-EX-WTR1.DWG	Sheet 6 of 7			

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'33"	5,482.44'	20.01'	N 87°51'48" E	20.01'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°36'36" W	80.92'
L2	S 44°36'36" W	21.71'
L3	S 89°36'36" W	50.38'
L4	S 00°56'38" E	7.00'
L5	S 89°36'36" W	10.00'
L6	N 00°56'38" W	7.00'
L7	S 89°36'36" W	39.08'
L8	N 49°46'28" W	529.39'
L9	N 00°10'02" W	259.26'
L10	S 00°10'02" E	250.70'
L11	S 49°46'28" E	28.82'
L12	N 40°13'32" E	40.67'
L13	S 49°46'28" E	31.50'
L14	S 40°13'32" W	15.00'
L15	N 49°46'28" W	16.50'
L16	S 40°13'32" W	25.67'
L17	S 49°46'28" E	165.79'
L18	N 40°13'32" E	53.00'
L19	S 49°46'28" E	30.00'
L20	S 40°13'32" W	53.00'
L21	S 49°46'28" E	273.14'
L22	N 89°36'36" E	61.47'
L23	N 00°23'24" W	36.96'
L24	N 89°36'36" E	15.00'
L25	S 00°23'24" E	36.96'
L26	N 89°36'36" E	7.31'
L27	N 44°36'36" E	21.71'
L28	N 89°36'36" E	89.05'
L29	S 00°48'22" E	20.00'



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