

**29,858 SQUARE FEET (0.6855 AC.) OF LAND BEING PART OF BLOCK
7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC.
FOR WASTEWATER EASEMENT**

Tract 1

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being a 29,858 square foot (0.6855 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Block 7605, Official City of Dallas Block number, same also being part of a tract of land conveyed to R.K.C.J. LLC, by GENERAL WARRANTY DEED, recorded in Volume 96066, Page 7234, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at the northeasterly corner of Lot 14 of OAKCLIFF PLANTATIONS addition, an addition to the City of Dallas recorded in Volume 8, Page 263, Map records, Dallas County, Texas same being the northwesterly corner of Lot 15 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence N 59° 01' 55" E, with said southeasterly right of way line a distance of 279.70 feet to the northeasterly corner of said Lot 15, same being along the southwesterly line of said R.K.C.J., LLC. tract;

Thence S 30° 58' 05" E, along the northeasterly line of said Lot 15, same being the southwesterly line of said R.K.C.J. LLC., tract a distance of 663.99 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6924046.9861, E: 2491988.5447) for the **POINT OF BEGINNING**;

Thence N 66° 19' 28" E, departing the last mentioned common line and crossing said R.K.C.J., LLC, tract, a distance of 462.44 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 21° 29' 22" E, a distance of 362.25 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the common northeasterly line of said R.K.C.J. LLC. tract and the southwesterly line of a tract of land conveyed to GLOBAL TOWN LLC, recorded in Instrument Number 201600155445 of the Official Public Records, Dallas County, Texas;

Thence S 30° 53' 36" E, with the last mentioned common line, a distance of 4.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the southwesterly corner of said GLOBAL TOWN LLC, tract;

Thence N 59° 28' 53" E, along the common most easterly north line of said R.K.C.J., LLC. and the southeasterly line of said GLOBAL TOWN LLC, tract, a distance of 51.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 21° 29' 22" W, a distance of 415.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Don Hall
FIELD NOTES APPROVED:
12/06/15

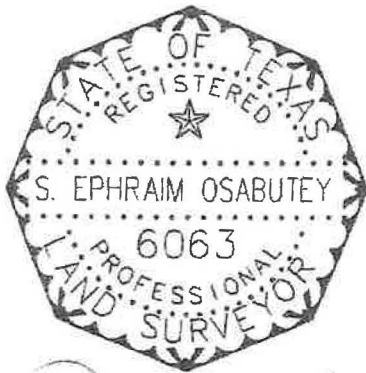


**29,858 SQUARE FEET (0.6855 AC.) OF LAND BEING PART OF BLOCK 7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC. Tract 1
FOR WASTEWATER EASEMENT**

Thence S 66° 19' 28" W, a distance of 472.42 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the aforementioned common line of said Lot 15 and said R.K.C.J. LLC, tract;

Thence N 30° 58' 05" W, with the last mentioned common line a distance of 35.28 feet to the **POINT OF BEGINNING** and containing approximately 29,858 square feet (0.6855 acre) of land within the metes recited.

Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.

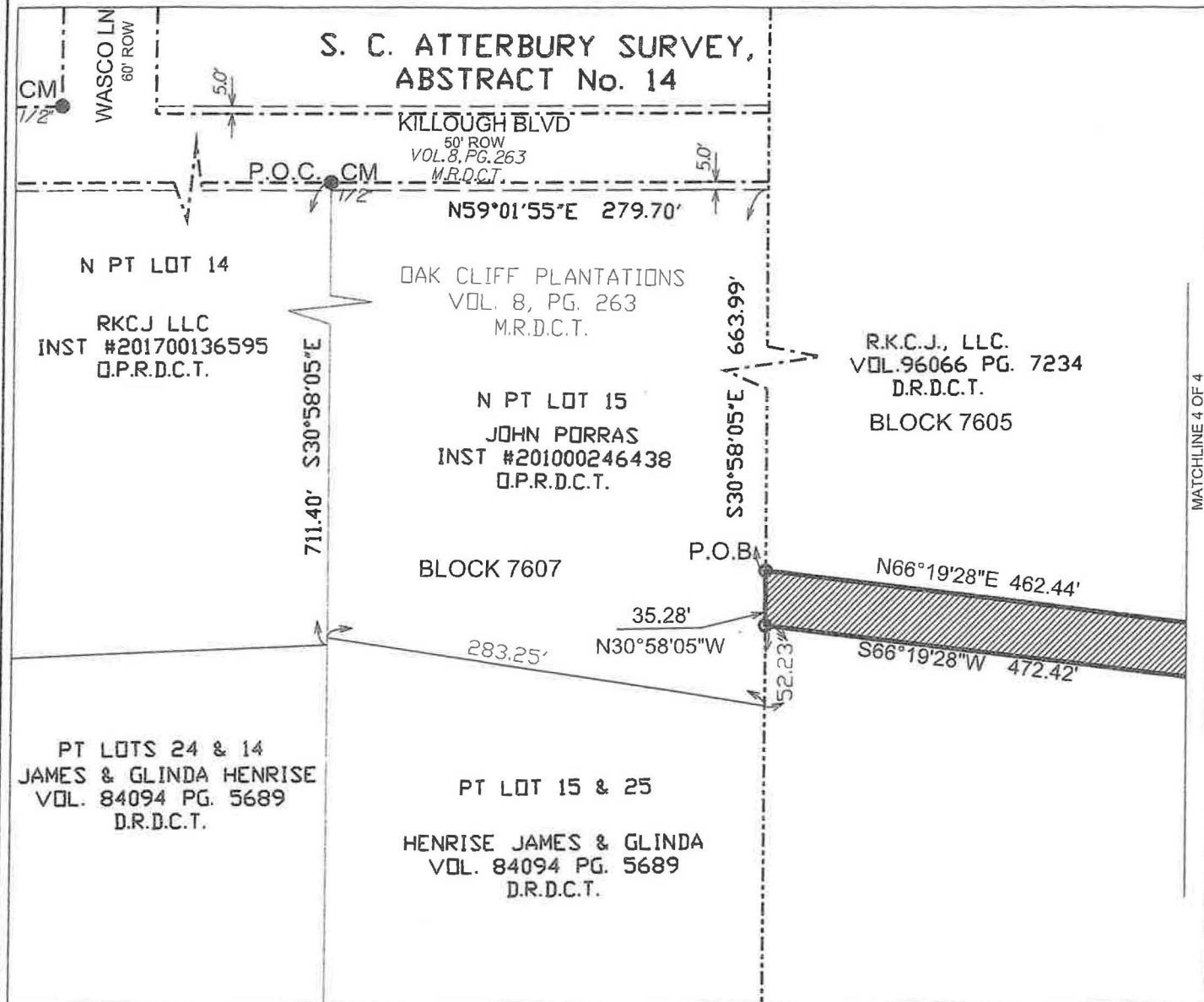



S. Ephraim Osabutey

04/12/2021

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29,858 SQUARE FEET 0.6855 AC.) OF LAND BEING PART OF BLOCK 7605,
TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J., LLC.
FOR WASTEWATER EASEMENT



0 100



SCALE 1"=100'

LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
 - 5/8" Iron Rod w/BDS cap set
 - Iron Rod Fnd (Size As Noted)
 - "X" CUT FND
- Ex. Easement line
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SUBDIVISION LINE
- TO BE ACQUIRED ABSTRACT LINE

BASIS OF BEARING: Bearings are based on the Texas
State Plane Coordinate System, North Central Zone 4202,
North American Datum of 1983.

S. Ephraim Osabutey

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04/12/2021



S. C. ATTERBURY SURVEY,
ABSTRACT No. 14

1045.96'

4.00'
S30°53'36"E

1001.31'

BLOCK 7605

MATCHLINE 3 OF 4

N 21°29'22" E 362.25'

S 21°29'22" W 415.00'

S66°19'28"W 472.42'



Bitte

STATE OF TEXAS
REGISTERED
★
S. EPHRAIM OSABUTEY
6063
PROFESSIONAL
LAND SURVEYOR


P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
CM	CONTROLLING MONUMENT
○	5/8" Iron Rod w/BDS cap set
●	Iron Rod Fnd (Size As Noted)
●	"X" CUT FND
— — — — —	Ex. Easement line
—————	PROPERTY LINE
- - - - -	RIGHT OF WAY LINE
.....	SUBDIVISION LINE
	TO BE ACQUIRED ABSTRACT LINE

Exhibit A Tract 2

7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC FOR WASTEWATER EASEMENT

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being a 7,684 square foot (0.1764 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Lot 12, Block 7607, Official City of Dallas Block number and being part of OAK CLIFF PLANTATIONS, an addition to the City of Dallas recorded in Volume 8, Page 263, Map Records, Dallas County Texas, same also being part of a tract of land conveyed to R.K.C.J., LLC by GENERAL WARRANTY DEED, recorded in Instrument Number 201600275888 of the Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

FIELD NOTES APPROVED:
5/20/2021



Commencing at a 3/4" iron rod found at the northeasterly corner of Lot 11 of said OAK CLIFF PLANTATIONS addition, same being the northwesterly corner of Lot 12 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence N 59° 01' 55" E, along said southeasterly right of way line, a distance of 238.20 feet to the northeasterly corner of said Lot 12, same being the northwesterly corner of Lot 13 of said addition;

Thence S 30° 58' 05" E, along the southwesterly line of said Lot 13, same being the northeasterly line of said Lot 12 of said addition, a distance of 485.88 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6923787.1423, E: 2491209.4120) for the **POINT OF BEGINNING**;

Thence S 30° 58' 05" E, continuing along the last mentioned common line a distance of 14.02 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the southeasterly corner of that portion of Lot 12 conveyed to said R.K.C.J. LLC, same being the northeasterly corner of that portion of Lot 22 of said addition conveyed to Martha McCallum, recorded in Volume 2003222, Page 8787, Deed Records, Dallas County Texas;

Thence S 35° 27' 08" W, departing the southwesterly line of said Lot 13, a distance of 63.75 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence S 64° 45' 28" W, crossing said Lot 12 a distance of 180.67 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along southwesterly line of said Lot 12 same being the northeasterly line of said Lot 11;

Thence N 30° 58' 05" W, with the last mentioned common line a distance of 35.18 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Exhibit A Tract 2

**7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK
7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC
FOR WASTEWATER EASEMENT**

Thence N 64° 45' 28" E, crossing said Lot 12 a distance of 195.70 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 51° 22' 15" E, a distance of 43.87 feet to the **POINT OF BEGINNING** and containing approximately 7,684 square feet (0.1764 acre) of land within the metes recited.

Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.



A handwritten signature in black ink, appearing to read "S. Osabutey", written over a horizontal line.

S. Ephraim Osabutey

04/12/2021

7,684 SQUARE FEET (0.1764 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J., LLC FOR WASTEWATER EASEMENT

3
3

WASCO LN
60' ROW

KILLOUGH BLVD

50' ROW
VOL. 8, PG. 263
M.R.D.C.T.

CM 1/2'

P.O.C. 3/4 CM

231.8'

238.20' N59°01'55"E

5.0'

15.0'

LOT 7

374.00'

LOT 11
NICHOLAS GOTHARD &
MIRJANA BEBA GOTHARD
VOL. 97074 PG. 2516 D.R.D.C.T.

472.20' S30°58'05"E

OAK CLIFF PLANTATIONS
VOL. 8, PG. 263
M.R.D.C.T.

NORTH PART LOT 12

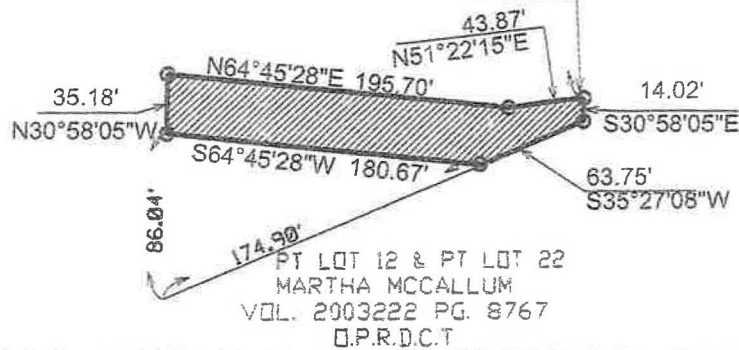
R.K.C.J. LLC
INST #201600275888
D.P.R.D.C.T.

485.88' S30°58'05"E

LOT 13

ROBERT GENE BROWN
VOL. 81241 PG. 2004
D.R.D.C.T.

LOT 8



0 100



SCALE 1"=100'



BASIS OF BEARING: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

S. Ephraim Osabutey
S. Ephraim Osabutey 04/12/2021



LEGEND

- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- CM CONTROLLING MONUMENT
- Mag nail w/washer set
- Iron Rod Fnd (Size As Noted)
- "X" CUT FND
- Ex. Easement line
- PROPERTY LINE
- RIGHT OF WAY LINE
- SUBDIVISION LINE
- ▨ TO BE ACQUIRED

Exhibit A Tract 3

11,066 SQUARE FEET (0.2540 AC.) OF LAND BEING PART OF BLOCK 7607, TO BE ACQUIRED BY THE CITY OF DALLAS FROM R.K.C.J. LLC FOR WASTEWATER EASEMENT

All that certain lot, tract, or parcel of land lying and being located in Dallas County, Texas:

Being an 11,066 square foot (0.2540 acre) tract of land out of the S. C. Atterbury Survey, Abstract Number 14 and being part of Lot 14, Block 7607, Official City of Dallas Block number and being part of OAK CLIFF PLANTATIONS, an addition to the City of Dallas recorded in Volume 8, Page 263, Map Records, Dallas County Texas, same also being part of a tract of land conveyed to R.K.C.J., LLC. by SPECIAL WARRANTY DEED, recorded in Instrument Number 201700136595, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows;

Commencing at a 1/2 inch iron rod found at the northeasterly corner of said Lot 14 of said OAK CLIFF PLANTATIONS addition, same being the northwesterly corner of Lot 15 of said addition, same also being along the southeasterly right of way line of Killough Boulevard, a 50 foot wide right of way;

Thence S 30° 58' 05" E, along the southwesterly line of said Lot 15, same being the northeasterly line of said Lot 14 of said addition, a distance of 635.80 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set (State Plane Coordinates N: 6923926.9358, E: 2491733.7158) for the **POINT OF BEGINNING**;

Thence S 30° 58' 05" E, continuing the last mentioned common line, a distance of 35.01 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 57° 38' 52" W, over and across said Lot 14 a distance of 202.61 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 75° 16' 09" W, a distance of 110.47 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the southwesterly line of said Lot 14, same being the northeasterly line of Lot 13 of said addition;

Thence N 30° 58' 05" W, with the last mentioned common line, a distance of 50.11 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set;

Thence S 75° 16' 09" E, over and across said Lot 14 a distance of 131.08 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

Thence N 57° 38' 52" E, a distance of 188.20 feet to the **POINT OF BEGINNING** and containing approximately 11,066 square feet (0.2540 acre) of land within the metes recited.



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11,066 SQUARE FEET (0.2540 AC.) OF LAND BEING PART OF BLOCK
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FOR WASTEWATER EASEMENT

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Zone 4202, North American Datum of 1983.



A handwritten signature in cursive script, appearing to read "S. Osabutey", written in dark ink.

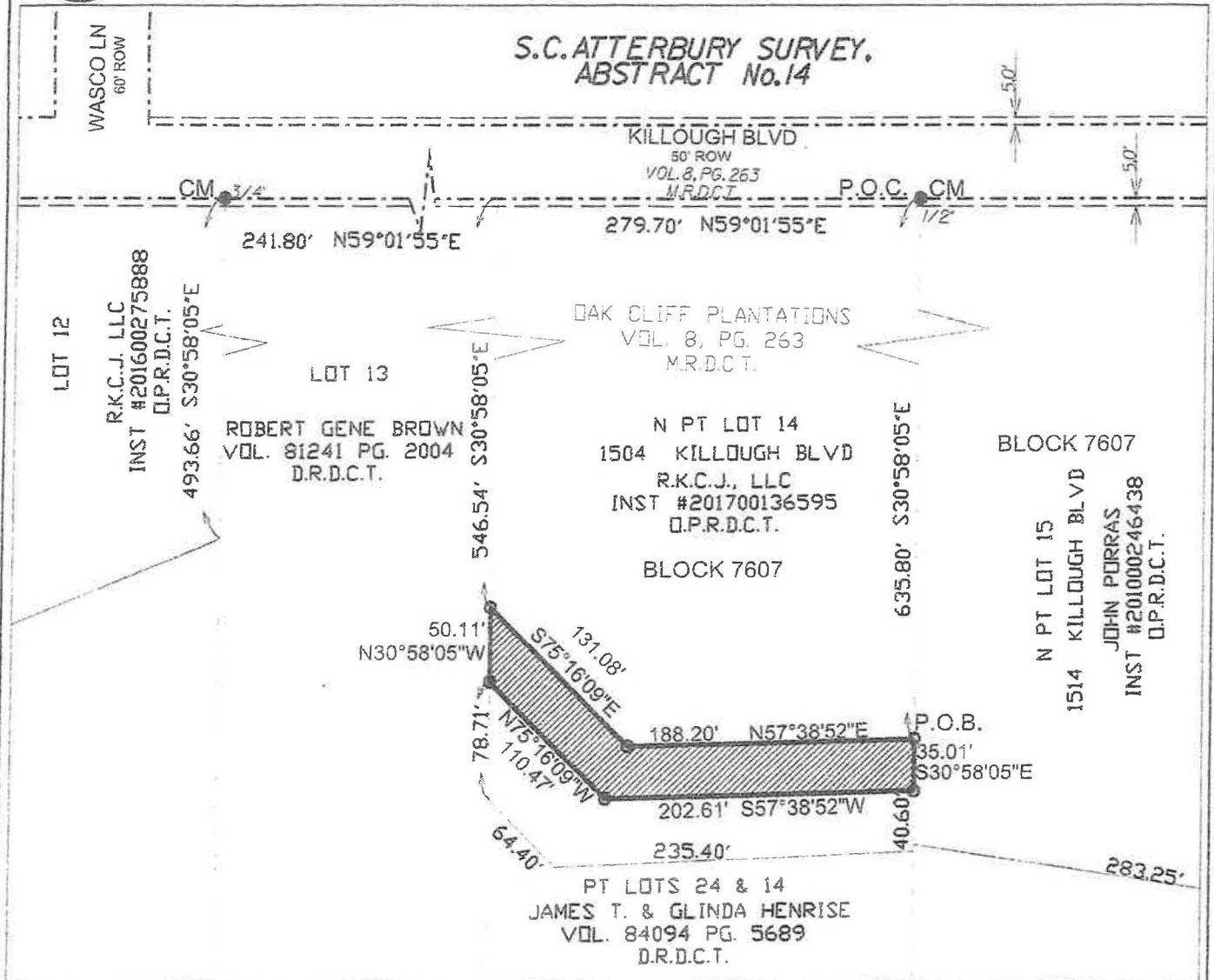
S. Ephraim Osabutey

04/12/2021

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S. Ephraim Osabutey
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