

**53,357 SQUARE FEET (1.2249 AC.) OF LAND BEING PART OF BLOCK  
7605, TO BE ACQUIRED BY THE CITY OF DALLAS FROM  
R.K.C.J., LLC. FOR WATER AND WASTEWATER EASEMENT**

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

Being a 53,357 square foot (1.2249 acres) 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 southeasterly corner of Lot 17 same being the southwesterly corner of Lot 18 both of OAK CLIFF PLANTATIONS ADD'N, an addition to the City of Dallas recorded in Volume 17, Page 185, Map Records, Dallas County, Texas, same also being along the northwesterly right of way line of Wasco Lane, a 60 foot wide right of way;

**Thence** N 59° 01' 55" E, with said northwesterly right of way line a distance of 440.00 feet to the southeasterly corner of Lot 21 of said addition and from which a 1 inch iron pipe found bears S 05° 01' 08" W, a distance of 4.54 feet, same being along the southwesterly line of said R.K.C.J., LLC. tract (State Plane Coordinates N: 6924959.1556, E: 2491440.8064) for the **POINT OF BEGINNING**;

**Thence** N 59° 01' 55" E, departing the last mentioned southwesterly line and crossing said R.K.C.J., LLC. tract, a distance of 50.00 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at an angle point;

**Thence** S 30° 59' 02" E, a distance of 1070.38 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set along the northeasterly line of a proposed 35 foot wastewater easement;

**Thence** S 66° 19' 28" W, with the last mentioned northeasterly line, a distance of 50.41 feet to a 5/8 inch iron rod with pink cap stamped BDS TECH set at the intersection of said proposed northeasterly wastewater easement line and the aforementioned southwesterly line of R.K.C.J., LLC. tract, same being the northeasterly line of Lot 15 of the OAK CLIFF PLANTATIONS addition, an addition to the City of Dallas recorded in Volume 8, Page 263 of said Map Records;

**Thence** N 30° 59' 02" W, with said southwesterly line, and the northeasterly line of said Lot 15 a distance of 1063.99 feet to the **POINT OF BEGINNING** and containing approximately 53,357 square feet (1.2249 acres) of land within the metes recited.

# Exhibit A

**53,357 SQUARE FEET (1.2249 AC.) OF LAND BEING PART OF BLOCK  
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Bearings are based on the Texas State Plane Coordinates System, North Central  
Zone 4202, North American Datum of 1983.

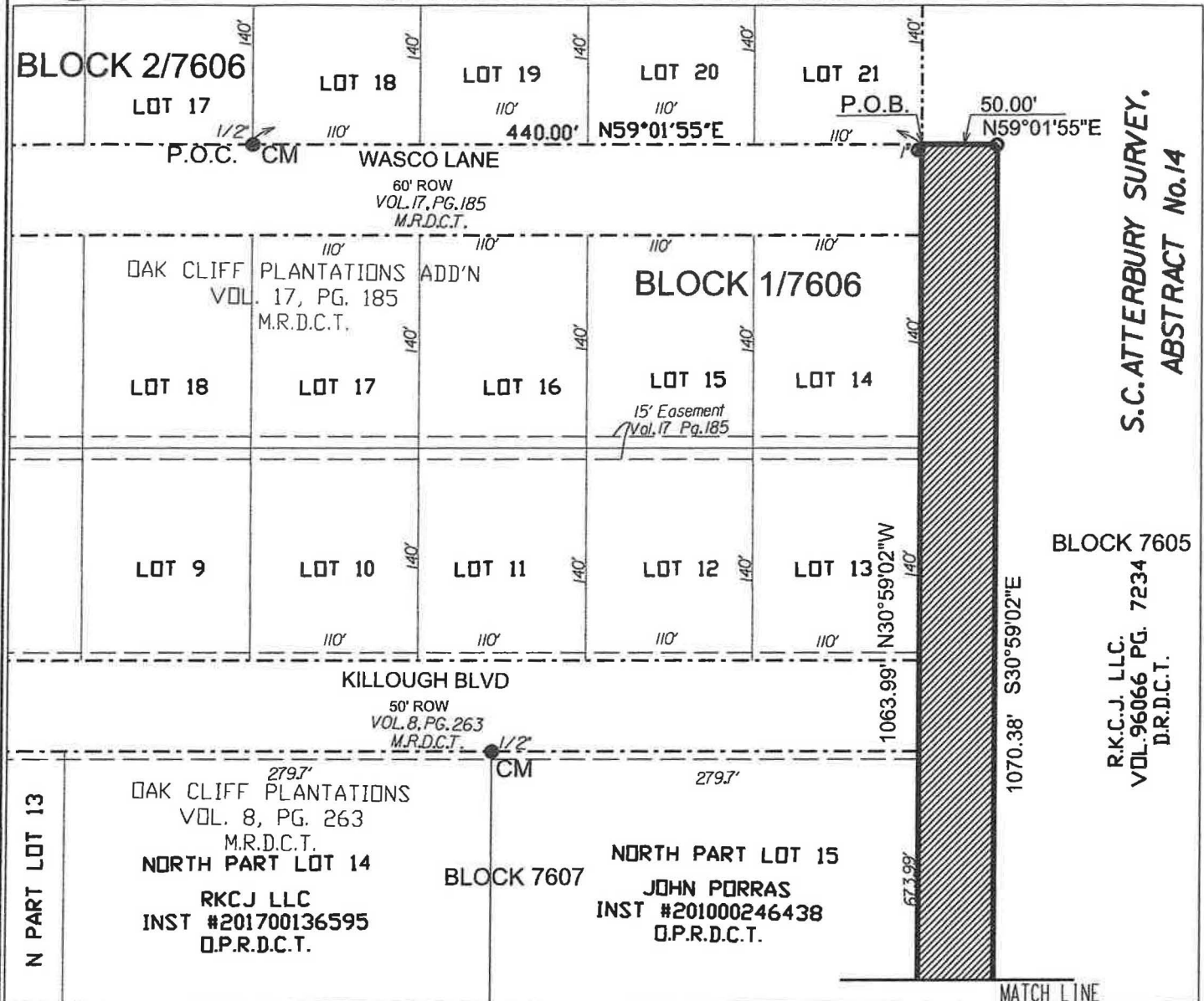


A handwritten signature in cursive script, appearing to read "S. Osabutey", written in dark ink.

S. EPHRAIM OSABUTEY 06/30/2021

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S.C.ATTERBURY SURVEY.  
ABSTRACT No. 14

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)
- Iron Pipe Fnd (Size As Noted)
- Ex. Easement line
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - SUBDIVISION LINE
- ▨ TO BE ACQUIRED

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

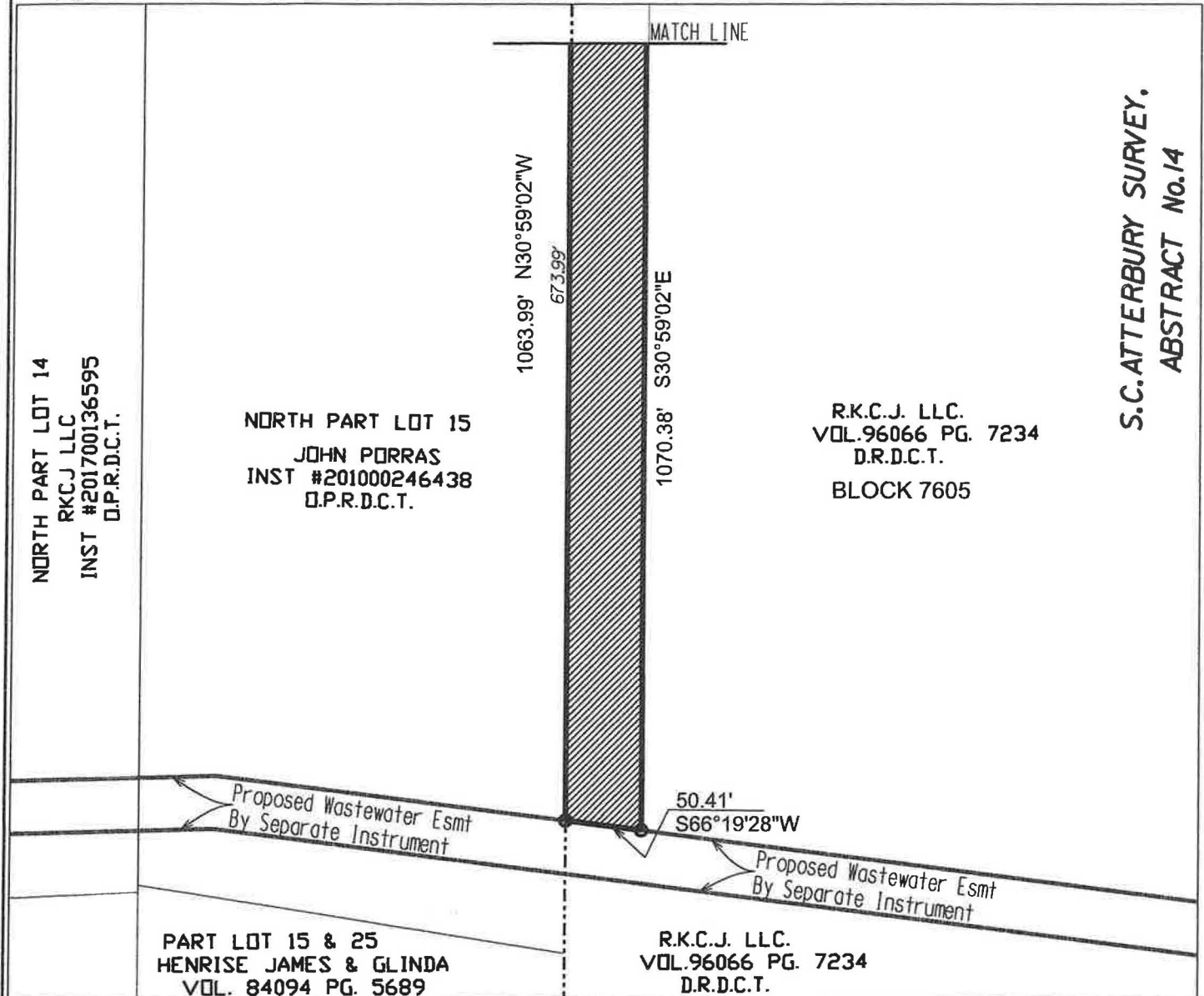
06/30/2021



# Exhibit A

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*S. Ephraim Osabutey*  
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06/30/2021