

TEMPORARY CONSTRUCTION EASEMENT
PART OF A 40.75 ACRE TRACT, BLOCK 3406
AND PART OF DALLAS-FORT WORTH TURNPIKE INTERSTATE HIGHWAY NO. 30
PETER HAUGHT SURVEY, ABSTRACT NO. 607
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

EASEMENT DESCRIPTION

BEING a (13,532 sq. ft., 0.3106 acre) tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas Block 3406, Dallas County, Texas, being part of a called 40.75 acre tract of land described as "Tract No 1." in Deed to the City and County of Dallas Levee Improvement District, recorded in Volume 1502, Page 186, Deed Records of Dallas County, Texas, and being part of Dallas-Fort Worth Turnpike Interstate Highway No. 30 (a variable width right-of-way), recorded in Instrument No. 201300267965 of the Official Public Records of Dallas County, Texas and in City of Dallas Ordinance No. 6810, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with 3-1/4" aluminum disk stamped "BANYAN 2/3406 KHA" set for the northeast corner of a called 2.905 acre tract of land described in Special Warranty Deed to Bishop Arts Property Owner, LLC recorded in Instrument No. 202000355304 of the Official Public Records of Dallas County, Texas, at the intersection of the south right-of-way line of said Dallas-Fort Worth Turnpike Interstate Highway No. 30, and the west right-of-way line of Donosky Drive (a 50-foot right-of-way), recorded in Volume 16, Page 185 of said Map Records, from which a 5/8-inch iron rod with 3-1/4" aluminum disk stamped "BANYAN 2/3406 KHA" set for corner in the east line of said 2.905 acre tract and in said west right-of-way line of Donosky Drive, bears South 18°04'25" East, a distance of 361.81 feet;

THENCE with said south right-of-way line of Dallas-Fort Worth Turnpike Interstate Highway No. 30, North 80°29'20" East, a distance of 39.43 feet to the **POINT OF BEGINNING**;

THENCE departing the south right-of-way line of Dallas-Fort Worth Turnpike Interstate Highway No. 30, the following courses and distances:

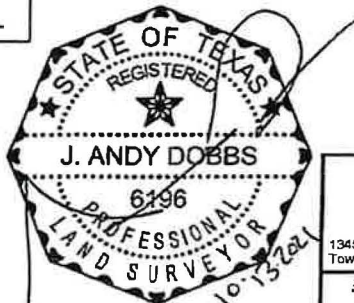
North 35°37'27" West, a distance of 11.27 feet to a point for corner;
North 80°48'43" East, a distance of 14.15 feet to a point for corner;
North 82°21'32" East, a distance of 9.08 feet to a point for corner;
North 70°19'30" East, a distance of 12.73 feet to a point for corner;
South 38°58'50" East, passing at a distance of 13.77 feet said south right-of-way line of Dallas-Fort Worth Turnpike Interstate Highway No. 30, continuing in all a total distance of 24.18 feet to a point for corner;
South 69°30'40" East, a distance of 16.25 feet to a point for corner;
North 71°55'35" East, a distance of 28.87 feet to a point for corner;

(CONTINUED ON SHEET 2)

(For SPRG use only)

Reviewed By: JD
Date: 10/14/2021
SPRG NO: 5727

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale
N/A

Drawn by
PCB

Checked by
JAD

Date
Sep 2021

Project No.
064556703

Sheet No.
1 OF 4

TEMPORARY CONSTRUCTION EASEMENT
PART OF A 40.75 ACRE TRACT, BLOCK 3406
AND PART OF DALLAS-FORT WORTH TURNPIKE INTERSTATE HIGHWAY NO. 30
PETER HAUGHT SURVEY, ABSTRACT NO. 607
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

South 16°15'14" East, a distance of 27.01 feet to a point for corner;
South 71°55'35" West, a distance of 42.79 feet to a point for corner;
South 17°04'52" East, a distance of 294.46 feet to a point for corner;
North 71°55'35" East, a distance of 55.60 feet to a point for corner;
South 29°31'06" East, a distance of 27.55 feet to a point for corner;
South 71°55'35" West, a distance of 49.11 feet to a point for corner;
South 2°56'48" East, a distance of 50.65 feet to a point for corner;
South 25°12'17" West, a distance of 9.81 feet to a point for corner in the west line of said 40.75 acre tract and in the east right-of-way line of said Donosky Drive;

THENCE with the west line of said 40.75 acre tract and the said right-of-way line of Donosky Drive, the following courses and distances:

North 28°41'41" West, a distance of 79.70 feet to a point for corner;
North 18°04'25" West, a distance of 349.91 feet to a point for corner at the intersection of said south right-of-way line of Dallas-Fort Worth Turnpike Interstate Highway No. 30 and said east right-of-way line of said Donosky Drive;

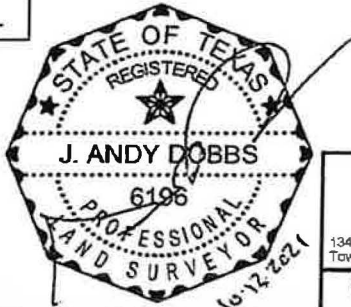
THENCE departing west line of the 40.75 acre tract with said south right-of-way line of Dallas-Fort Worth Turnpike Interstate Highway No. 30, South 80°29'20" West, a distance of 11.14 feet to the **POINT OF BEGINNING** and containing 13,532 square feet or 0.3106 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JD
Date: 10/14/2021
SPRG NO: 5727

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

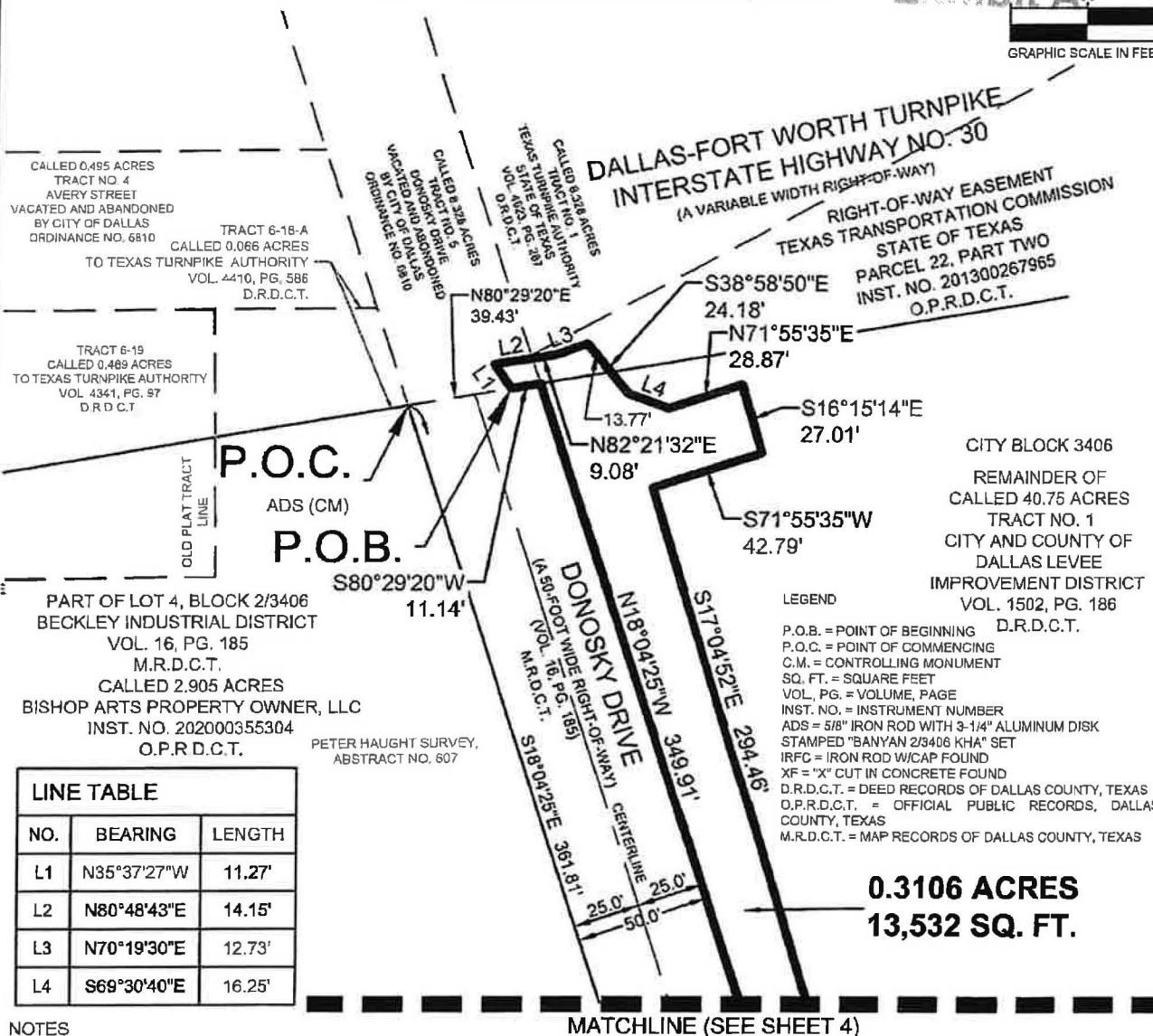
FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	Sep 2021	064556703	2 OF 4

TEMPORARY CONSTRUCTION EASEMENT

PART OF A 40.75 ACRE TRACT, BLOCK 3406
AND PART OF DALLAS-FORT WORTH TURNPIKE INTERSTATE HIGHWAY NO. 30
PETER HAUGHT SURVEY, ABSTRACT NO. 607
CITY OF DALLAS, DALLAS COUNTY, TEXAS



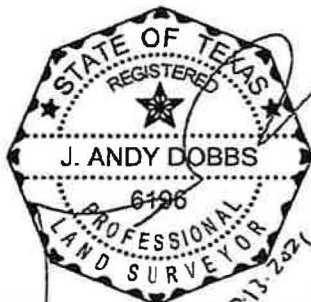
LINE TABLE

NO.	BEARING	LENGTH
L1	N35°37'27"W	11.27'
L2	N80°48'43"E	14.15'
L3	N70°19'30"E	12.73'
L4	S69°30'40"E	16.25'

NOTES

Bearing system based on the State Plane
Coordinate System, Texas North Central Zone
(4202), North American Datum of 1983(2011).

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: JD
Date: 10/14/2021
SPRG NO: 5727

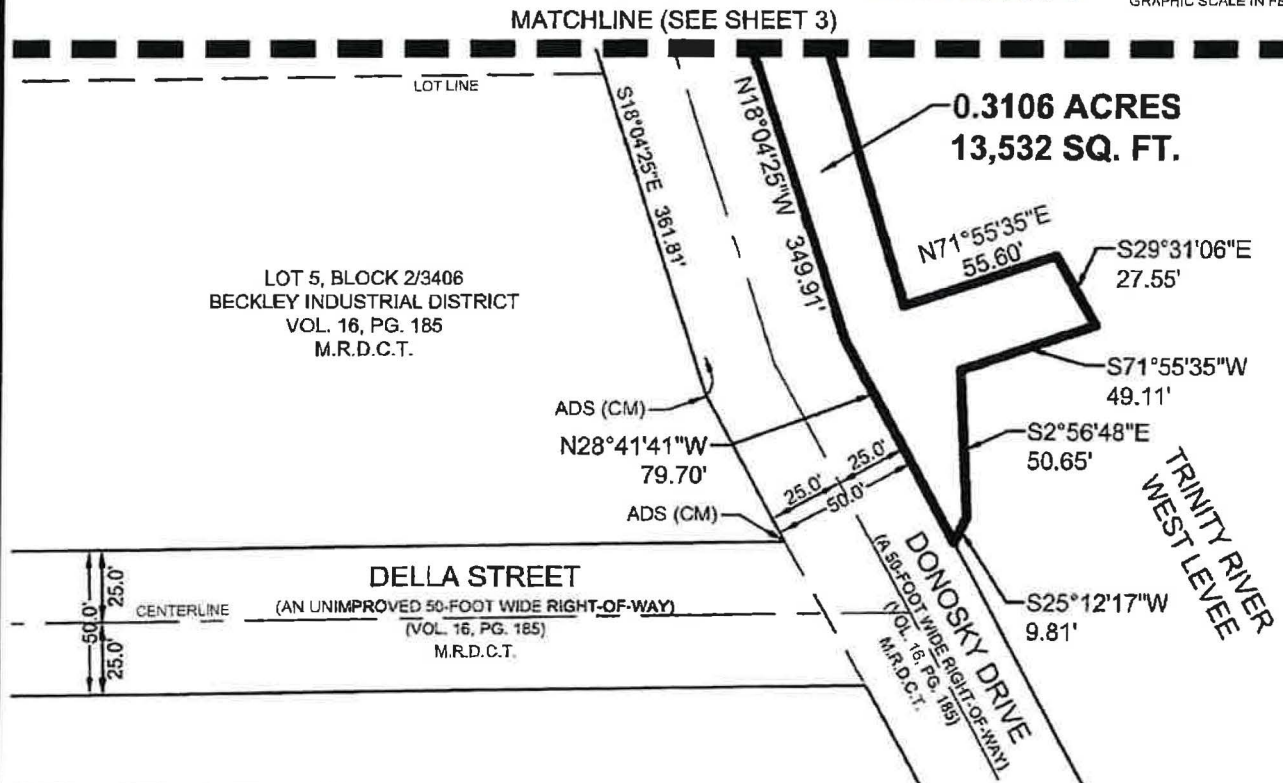
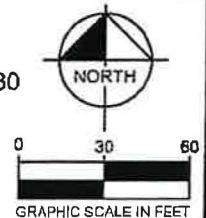
Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 236-3520

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PCB	JAD	Sep 2021	064556703	3 OF 4

TEMPORARY CONSTRUCTION EASEMENT
 PART OF A 40.75 ACRE TRACT, BLOCK 3406
 AND PART OF DALLAS-FORT WORTH TURNPIKE INTERSTATE HIGHWAY NO. 30
 PETER HAUGHT SURVEY, ABSTRACT NO. 607
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A



LINE TABLE		
NO.	BEARING	LENGTH
L1	N35°37'27\"W	11.27'
L2	N80°48'43\"E	14.15'
L3	N70°19'30\"E	12.73'
L4	S69°30'40\"E	16.25'

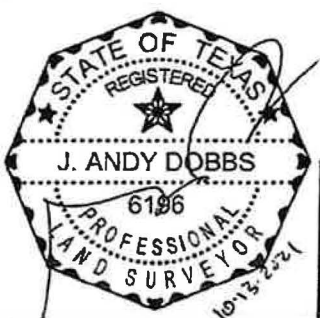
NOTES

Bearing system based on the State Plane
 Coordinate System, Texas North Central Zone
 (4202), North American Datum of 1983(2011).

LEGEND

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCING
 C.M. = CONTROLLING MONUMENT
 SQ. FT. = SQUARE FEET
 VOL., PG. = VOLUME, PAGE
 INST. NO. = INSTRUMENT NUMBER
 ADS = 5/8\" IRON ROD WITH 3-1/4\" ALUMINUM DISK
 STAMPED \"BANYAN 2/3406 KHA\" SET
 IRFC = IRON ROD W/CAP FOUND
 XF = \"X\" CUT IN CONCRETE FOUND
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS
 COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER
 SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only).

Reviewed By: JD

Date: 10/14/2021

SPRG NO: 5727

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1\" = 60'	Drawn by PCB	Checked by JAD	Date Sep 2021	Project No. 064556703
			Sheet No. 4 OF 4	