

PROPERTY DESCRIPTION

BEING a 37,251 square feet, 0.8552 acre tract of land situated in the John Leeper Survey, Abstract No. 794, City of Dallas Block No. 6780, City of Dallas, Dallas County, Texas, being a portion of the 25.459 acre tract as described in Special Warranty Deed to IDIL Prairie Creek, LLC, recorded in Document No. 202000169778, Official Public Records, Dallas County, Texas (OPRDCT), being all of that 55' wide Temporary Working Space for Construction & Maintenance of Sanitary Sewer Main or Mains per City of Dallas easement recorded in Volume 84184, Page 2318, Deed Records, Dallas County, Texas (DRDCT), depicted on Dallas Water Utilities Department Plan No. 411Q-1640, Sheet 131, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1, Block A/6780 of Ann Richards M.S., an addition to the City of Dallas, Dallas County, Texas as recorded in Instrument No. 201200244020, OPRDCT, being the southwest corner of said IDIL Prairie Creek tract, said point lying the east line of Tract 1 as described in deed to Mona & Nada Corporation, recorded in Instrument No. 201700069219, OPRDCT, from which a 1/2" rebar with a yellow plastic cap stamped "Pacheco Koch" found at a reentrant corner of said Lot 1, Block A/6780 bears S 01 deg. 17 min. 28 sec. E, 456.27 feet (plat 456.27 feet);

THENCE N 01 deg. 17 min. 28 sec. W, along the west line of said IDIL Prairie Creek and the east line of said Mona & Nada Corporation Tract 1, a distance of 242.23 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE N 01 deg. 17 min. 28 sec. W, along the west line of said IDIL Prairie Creek tract, the east line of said Mona & Nada Corporation Tract 1, and the west line of said Temporary Working Space, a distance of 55.00 feet to the northwest corner thereof;

THENCE N 88 deg. 19 min. 04 sec. E, departing the east line of said Mona & Nada Corporation Tract 1, across said IDIL Prairie Creek tract, along the north line of said Temporary Working Space, a distance of 677.32 feet to a point in the west right-of-way line of Prairie Creek Road (100' R.O.W. per Volume 4976, Page 49 & Volume 69178, Page 1312, DRDCT) and the east line of said IDIL Prairie Creek tract, from which a 3/4" rebar found at a point of curve in the west line of said Prairie Creek Road bears N 01 deg. 16 min. 53 sec. W, 517.86 feet;

THENCE S 01 deg. 16 min. 53 sec. E, along the west right-of-way line of said Prairie Creek Road, the east line of said IDIL Prairie Creek tract, and the east line of said Temporary Working Space, a distance of 55.00 feet to the southeast corner thereof;

THENCE S 88 deg. 19 min. 04 sec. W, departing the west line of said Prairie Creek Road, across said IDIL Prairie Creek tract, along the south line of said Temporary Working Space, a distance of 677.31 feet to the POINT OF BEGINNING and containing 37,251 square feet or 0.8552 acre of land.

BASIS OF BEARINGS:

State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>6-22-21</u>
SPRG No.	<u>5391</u>

**TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
JOHN LEEPER SURVEY, ABSTRACT No. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**GOODWIN &
MARSHALL**

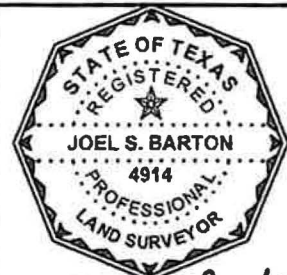
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373

TBPE REGISTRATION # F-2044
TBPLS # 10021700

Job No.:	10821	Scale:	NONE
Drafted:	T.J.M.	Checked:	J.S.B.
Surveyed on the Ground:	10/29/2018		
Date Prepared:	6/4/2021		
Revised:	Revised:		

Sheet
1
of
5



Joel S. Barton
6/4/2021

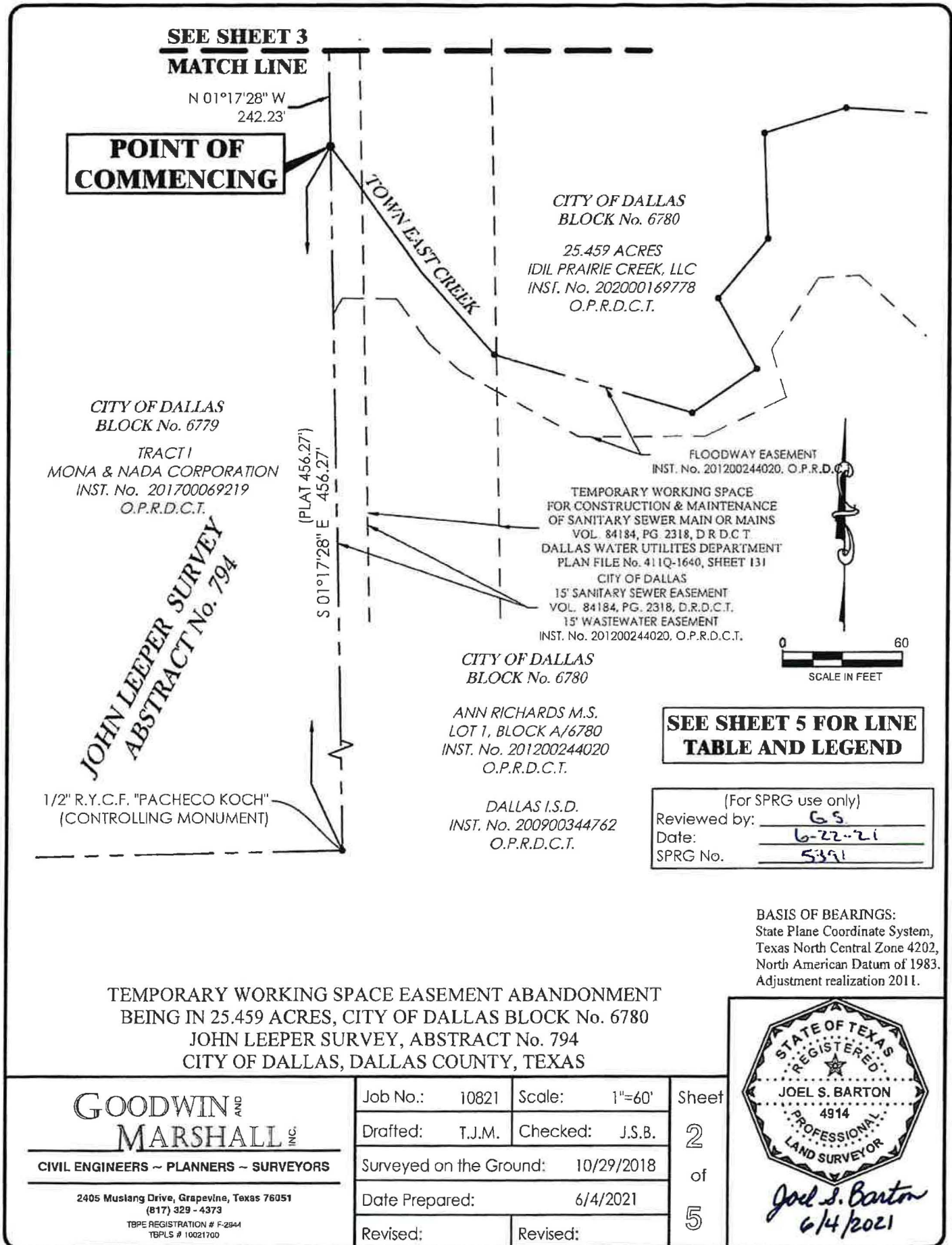
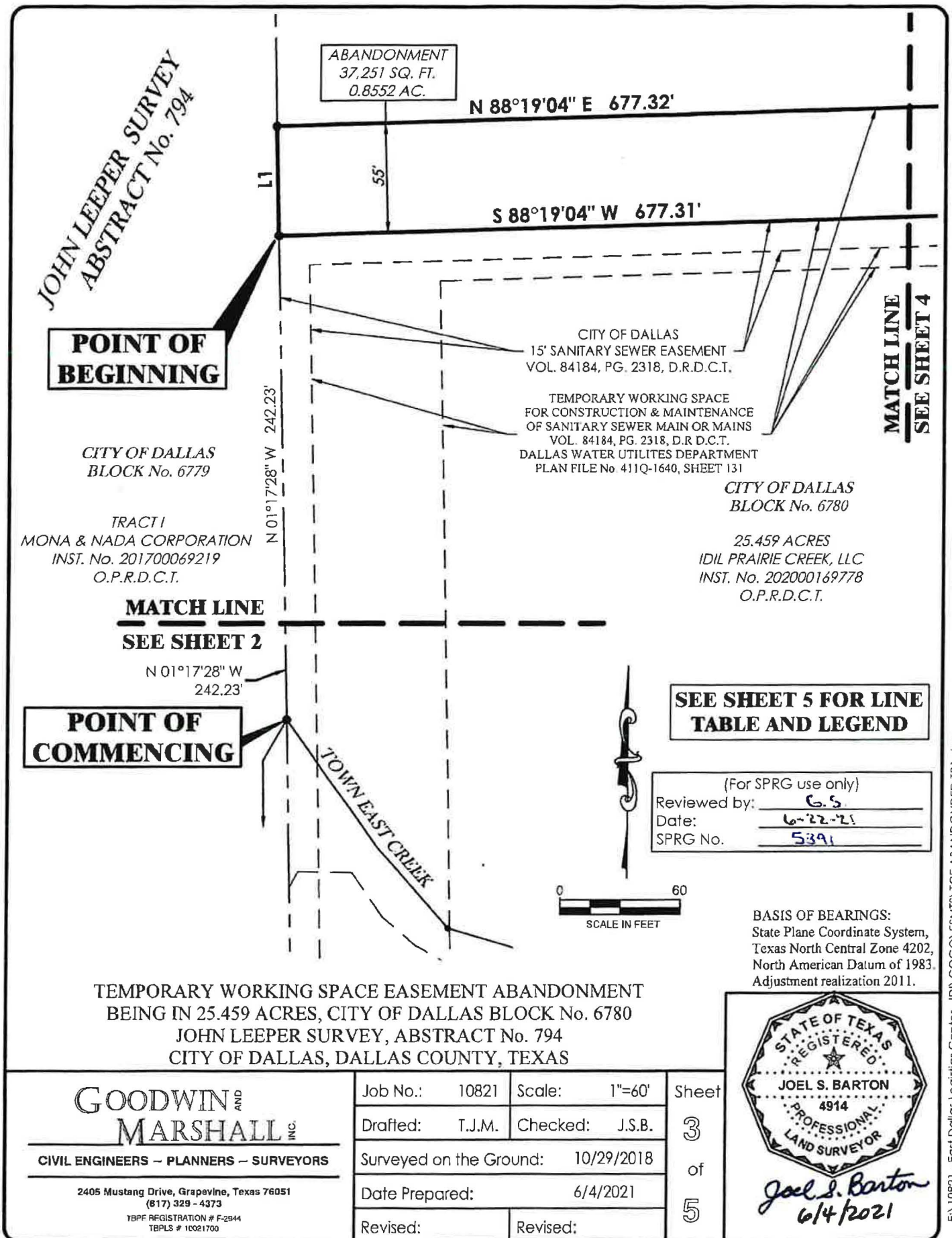


EXHIBIT A TRACT 1



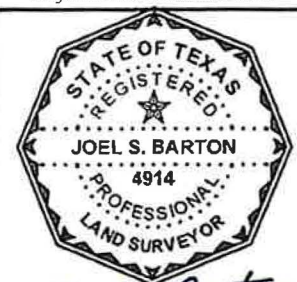
**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPF REGISTRATION # F-2844
TBPLS # 10021700

Job No.: 10821	Scale: 1"=60'	Sheet 3 of 5
Drafted: T.J.M.	Checked: J.S.B.	
Surveyed on the Ground: 10/29/2018		
Date Prepared: 6/4/2021		
Revised:	Revised:	



Joel S. Barton
6/4/2021

**SEE SHEET 5 FOR LINE
TABLE AND LEGEND**



**JOHN LEEPER SURVEY
ABSTRACT No. 794**

**CITY OF DALLAS
BLOCK No. 6780**

25.459 ACRES
IDIL PRAIRIE CREEK, LLC
INST. No. 202000169778
O.P.R.D.C.T.

TEMPORARY WORKING SPACE
FOR CONSTRUCTION & MAINTENANCE
OF SANITARY SEWER MAIN OR MAINS
VOL. 84184, PG. 2318, D.R.D.C.T.
DALLAS WATER UTILITIES DEPARTMENT
PLAN FILE No. 411Q-1640, SHEET 131

ABANDONMENT
37,251 SQ. FT.
0.8552 AC.

N 88°19'04" E 677.32'

55'

S 88°19'04" W 677.31'

CITY OF DALLAS
15' SANITARY SEWER EASEMENT
VOL. 84184, PG. 2318, D.R.D.C.T.

(For SPRG use only)

Reviewed by: G.S.
Date: 6-22-21
SPRG No. 5391

BASIS OF BEARINGS:
State Plane Coordinate System,
Texas North Central Zone 4202,
North American Datum of 1983.
Adjustment realization 2011.

**TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
JOHN LEEPER SURVEY, ABSTRACT No. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

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Revised:		Revised:	

Sheet
4
of
5



Joel S. Barton
6/4/2021

3/4" R.F.
(CONTROLLING MONUMENT)

EASEMENT TO THE CITY OF DALLAS
FOR STREET PURPOSES
VOL. 4976, PG. 49, D.R.D.C.T.

A-794
A-75

EASEMENT TO THE CITY OF DALLAS
FOR STREET PURPOSES
VOL. 69178, PG. 1312, D.R.D.C.T.

PRAIRIE CREEK ROAD
(100' R.O.W.)

**JOE BADGLEY SURVEY
ABSTRACT No. 75**

**SEE SHEET 3
MATCH LINE**

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N01°17'28"W	55.00
L2	S01°16'53"E	55.00

LEGEND

R.F.	REBAR FOUND
R.Y.C.F.	REBAR WITH YELLOW PLASTIC CAP FOUND
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
AC.	ACRE
INST. No.	INSTRUMENT NUMBER

(For SPRG use only)

Reviewed by: G.S.
 Date: 6-22-21
 SPRG No. 5391

BASIS OF BEARINGS:
 State Plane Coordinate System,
 Texas North Central Zone 4202,
 North American Datum of 1983.
 Adjustment realization 2011.

TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
 BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
 JOHN LEEPER SURVEY, ABSTRACT No. 794
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

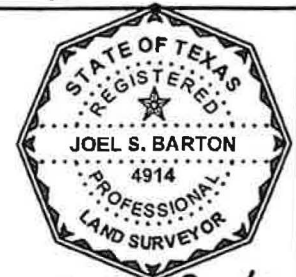
GOODWIN
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
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TBPE REGISTRATION # F-2944
 TBPLS # 10021700

Job No.: 10821	Scale: NONE	Sheet 5 of 5
Drafted: T.J.M.	Checked: J.S.B.	
Surveyed on the Ground: 10/29/2018		
Date Prepared: 6/4/2021		
Revised:	Revised:	



Joel S. Barton
 6/4/2021

PROPERTY DESCRIPTION

BEING a 25,094 square feet, 0.5761 acre tract of land situated in the John Leeper Survey, Abstract No. 794, City of Dallas Block No. 6780, City of Dallas, Dallas County, Texas, being a portion of the 25.459 acre tract as described in Special Warranty Deed to IDIL Prairie Creek, LLC, recorded in Document No. 202000169778, Official Public Records, Dallas County, Texas (OPRDCT), being all of that 65' wide & 10' wide Temporary Working Spaces for Construction & Maintenance of Sanitary Sewer Main or Mains per City of Dallas easement recorded in Volume 84184, Page 2318, Deed Records, Dallas County, Texas (DRDCT), depicted on Dallas Water Utilities Department Plan No. 411Q-1640, Sheet 131, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1, Block A/6780 of Ann Richards M.S., an addition to the City of Dallas, Dallas County, Texas as recorded in Instrument No. 201200244020, OPRDCT, being the southwest corner of said IDIL Prairie Creek tract, said point lying the east line of Tract 1 as described in deed to Mona & Nada Corporation, recorded in Instrument No. 201700069219, OPRDCT, from which a 1/2" rebar with a yellow plastic cap stamped "Pacheco Koch" found at a reentrant corner of said Lot 1, Block A/6780 bears S 01 deg. 17 min. 28 sec. E, 456.27 feet (plat 456.27 feet);

THENCE S 35 deg. 35 min. 46 sec. E, along the north line of said Lot 1, Block A/6780, the south line of said IDIL Prairie Creek tract, and along the approximate center of a creek, a distance of 26.61 feet to the intersection with the west line of said Temporary Working Space, being the POINT OF BEGINNING of the herein described tract of land;

THENCE N 01 deg. 17 min. 28 sec. W, departing said creek and the north line of said Lot 1, Block A/6780, across said IDIL Prairie Creek tract, along the west line of said Temporary Working Space, a distance of 249.32 feet;

THENCE N 88 deg. 19 min. 04 sec. E, across said IDIL Prairie Creek tract, along the north line of said Temporary Working Space, a distance of 662.31 feet to a point in the west right-of-way line of Prairie Creek Road (100' R.O.W. per Volume 4976, Page 49 & Volume 69178, Page 1312, DRDCT) and the east line of said IDIL Prairie Creek tract, from which a 3/4" rebar found at a point of curve in the west line of said Prairie Creek Road bears N 01 deg. 16 min. 53 sec. W, 587.86 feet;

THENCE S 01 deg. 16 min. 53 sec. E, along the west right-of-way line of said Prairie Creek Road, the east line of said IDIL Prairie Creek tract, and the east line of said Temporary Working Space, a distance of 10.00 feet to the most easterly southeast corner thereof;

THENCE S 88 deg. 19 min. 04 sec. W, departing the west line of said Prairie Creek Road, across said IDIL Prairie Creek tract, along a south line of said Temporary Working Space, a distance of 597.31 feet;

THENCE S 01 deg. 17 min. 28 sec. E, across said IDIL Prairie Creek tract, along an east line of said Temporary Working Space, a distance of 323.52 feet to a point in the north line of said Lot 1, Block A/6780 and the south line of said IDIL Prairie Creek tract;

THENCE along the north line of said Lot 1, Block A/6780, the south line of said IDIL Prairie Creek tract, along the approximate center of aforementioned creek, and across said Temporary Working Space, as follows:

N 73 deg. 40 min. 43 sec. W, a distance of 1.02 feet;

N 41 deg. 46 min. 24 sec. W, a distance of 54.46 feet;

N 35 deg. 35 min. 46 sec. W, a distance of 50.88 feet to the POINT OF BEGINNING and containing 25,094 square feet or 0.5761 acre of land.

BASIS OF BEARINGS:

State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)

Reviewed by: G.S.

Date: 6-22-21

SPRG No. 5392

**TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
JOHN LEEPER SURVEY, ABSTRACT No. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**GOODWIN AND
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2944
TBPLS # 10021700

Job No.:	10821	Scale:	NONE	Sheet
Drafted:	T.J.M.	Checked:	J.S.B.	1
Surveyed on the Ground:	10/29/2018			of
Date Prepared:	6/4/2021			5
Revised:		Revised:		



Joel S. Barton
6/4/2021

SEE SHEET 3
MATCH LINE
N 01°17'28" W
249.32'

**POINT OF
COMMENCING**

**POINT OF
BEGINNING**

CITY OF DALLAS
BLOCK No. 6779

TRACT I
MONA & NADA CORPORATION
INST. No. 201700069219
O.P.R.D.C.T.

JOHN LEEPER SURVEY
ABSTRACT No. 794

1/2" R.Y.C.F. "PACHECO KOCH"
(CONTROLLING MONUMENT)

(PLAT 456.27')
S 01°17'28" E 456.27'

S 01°17'28" E
323.52'

ABANDONMENT
25,094 SQ. FT.
0.5761 AC.

CITY OF DALLAS
BLOCK No. 6780

25.459 ACRES
IDIL PRAIRIE CREEK, LLC
INST. No. 202000169778
O.P.R.D.C.T.

FLOODWAY EASEMENT
INST. No. 201200244020, O.P.R.D.C.T.

TEMPORARY WORKING SPACE
FOR CONSTRUCTION & MAINTENANCE
OF SANITARY SEWER MAIN OR MAINS
VOL. 84184, PG. 2318, D.R.D.C.T.
DALLAS WATER UTILITIES DEPARTMENT
PLAN FILE No. 411Q-1640, SHEET 131

CITY OF DALLAS
15' SANITARY SEWER EASEMENT
VOL. 84184, PG. 2318, D.R.D.C.T.
15' WASTEWATER EASEMENT
INST. No. 201200244020, O.P.R.D.C.T.

CITY OF DALLAS
BLOCK No. 6780

ANN RICHARDS M.S.
LOT 1, BLOCK A/6780
INST. No. 201200244020
O.P.R.D.C.T.

DALLAS I.S.D.
INST. No. 200900344762
O.P.R.D.C.T.

**SEE SHEET 5 FOR LINE
TABLE AND LEGEND**

(For SPRG use only)
Reviewed by: G.S.
Date: 6-22-21
SPRG No. 5392

BASIS OF BEARINGS:
State Plane Coordinate System,
Texas North Central Zone 4202,
North American Datum of 1983.
Adjustment realization 2011.

TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
JOHN LEEPER SURVEY, ABSTRACT No. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**GOODWIN AND
MARSHALL**

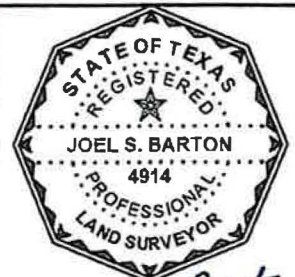
CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373

TBPE REGISTRATION # T-2044
TBPLS # 10021700

Job No.:	10821	Scale:	1"=60'
Drafted:	T.J.M.	Checked:	J.S.B.
Surveyed on the Ground:	10/29/2018		
Date Prepared:	6/4/2021		
Revised:	Revised:		

Sheet
2
of
5



Joel S. Barton
6/4/2021

JOHN LEEPER SURVEY
ABSTRACT No. 794

CITY OF DALLAS
BLOCK No. 6779

TRACT 1
MONA & NADA CORPORATION
INST. No. 201700069219
O.P.R.D.C.T.

MATCH LINE
SEE SHEET 2

**POINT OF
COMMENCING**

**POINT OF
BEGINNING**

N 01°17'28" W 249.32'

S 01°17'28" E 323.52'

N 88°19'04" E 662.31'

S 88°19'04" W 597.31'

CITY OF DALLAS
15' SANITARY SEWER EASEMENT
VOL. 84184, PG. 2318, D.R.D.C.I.

TEMPORARY WORKING SPACE
FOR CONSTRUCTION & MAINTENANCE
OF SANITARY SEWER MAIN OR MAINS
VOL. 84184, PG. 2318, D.R.D.C.T.
DALLAS WATER UTILITIES DEPARTMENT
PLAN FILE No. 411Q-1640, SHEET 131

CITY OF DALLAS
BLOCK No. 6780

25.459 ACRES
IDIL PRAIRIE CREEK, LLC
INST. No. 202000169778
O.P.R.D.C.T.

MATCH LINE
SEE SHEET 4

ABANDONMENT
25,094 SQ. FT.
0.5761 AC.

**SEE SHEET 5 FOR LINE
TABLE AND LEGEND**

(For SPRG use only)

Reviewed by: G.S.

Date: 6-22-21

SPRG No. 5392

0 60
SCALE IN FEET

BASIS OF BEARINGS:
State Plane Coordinate System,
Texas North Central Zone 4202,
North American Datum of 1983.
Adjustment realization 2011.

TEMPORARY WORKING SPACE EASEMENT ABANDONMENT
BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
JOHN LEEPER SURVEY, ABSTRACT No. 794
CITY OF DALLAS, DALLAS COUNTY, TEXAS

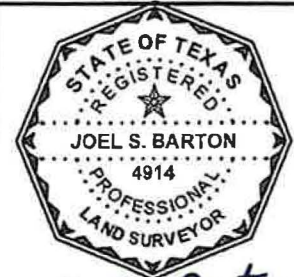
**GOODWIN &
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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TBPE REGISTRATION # F-2844
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Surveyed on the Ground:	10/29/2018			of
Date Prepared:	6/4/2021			5
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Joel S. Barton
6/4/2021

**SEE SHEET 5 FOR LINE
TABLE AND LEGEND**

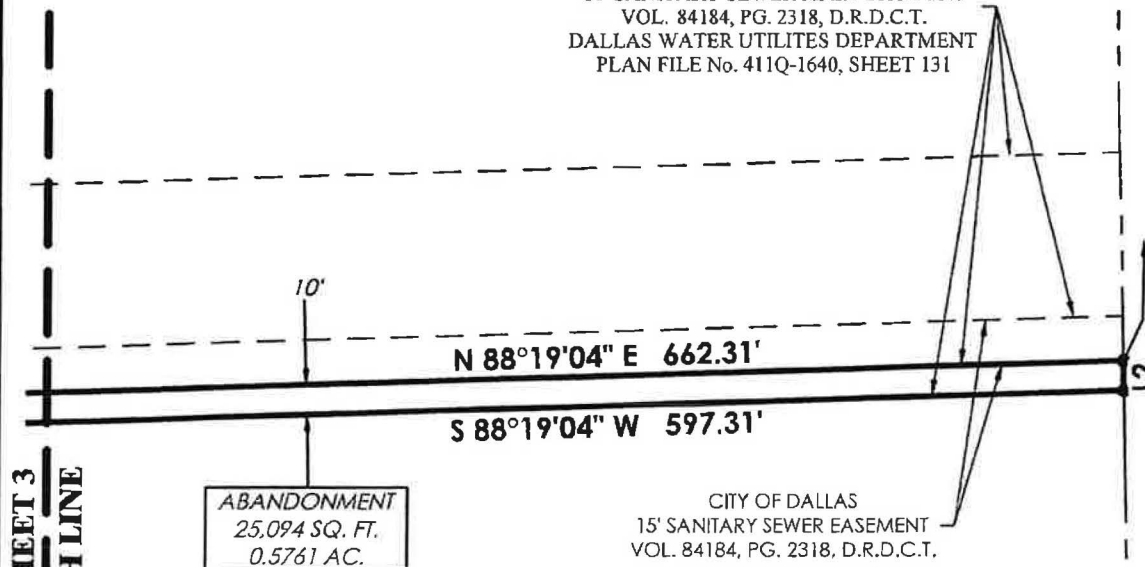


**JOHN LEEPER SURVEY
ABSTRACT No. 794**

**CITY OF DALLAS
BLOCK No. 6780**

25.459 ACRES
IDIL PRAIRIE CREEK, LLC
INST. No. 202000169778
O.P.R.D.C.T.

TEMPORARY WORKING SPACE
FOR CONSTRUCTION & MAINTENANCE
OF SANITARY SEWER MAIN OR MAINS
VOL. 84184, PG. 2318, D.R.D.C.T.
DALLAS WATER UTILITIES DEPARTMENT
PLAN FILE No. 411Q-1640, SHEET 131



EASEMENT TO THE CITY OF DALLAS
FOR STREET PURPOSES
VOL. 4976, PG. 49, D.R.D.C.T.

**A-794
A-75**

EASEMENT TO THE CITY OF DALLAS
FOR STREET PURPOSES
VOL. 69178, PG. 1312, D.R.D.C.T.

PRAIRIE CREEK ROAD

(100' R.O.W.)

**JOE BADGLEY SURVEY
ABSTRACT No. 75**

**SEE SHEET 3
MATCH LINE**

(For SPRG use only)

Reviewed by: G.S.
Date: 6-22-21
SPRG No. 5392

BASIS OF BEARINGS:
State Plane Coordinate System,
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North American Datum of 1983.
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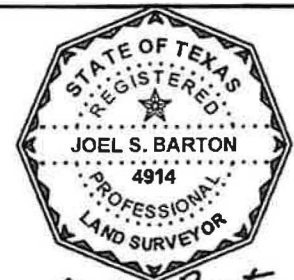
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Revised:	Revised:

Sheet
4
of
5



Joel S. Barton
6/4/2021

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S35°35'46"E	26.61
L2	S01°16'53"E	10.00
L3	N73°40'43"W	1.02
L4	N41°46'24"W	54.46
L5	N35°35'46"W	50.88

LEGEND

R.F.	REBAR FOUND
R.Y.C.F.	REBAR WITH YELLOW PLASTIC CAP FOUND
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
AC.	ACRE
INST. No.	INSTRUMENT NUMBER

(For SPRG use only)

Reviewed by: G.S.
 Date: 6-22-21
 SPRG No. 5392

BASIS OF BEARINGS:
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 BEING IN 25.459 ACRES, CITY OF DALLAS BLOCK No. 6780
 JOHN LEEPER SURVEY, ABSTRACT No. 794
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

GOODWIN AND
MARSHALL

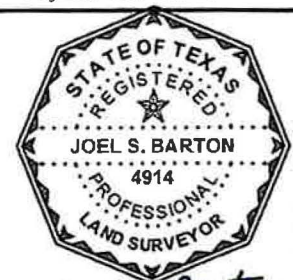
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
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TBPE REGISTRATION # F-2944
 TBPLS # 10021700

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