

UTILITY EASEMENT ABANDONMENT
REVISED PRESTONWOOD CREEK MULTI-USE DEVELOPMENT PHASE I
LOT 1-A, BLOCK A/8222
ROBERT WILBURN SURVEY, ABSTRACT NO. 1580
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Description of a 2,406 square foot tract of land situated in the Robert Wilburn Survey, Abstract No. 1580, City of Dallas, Dallas County, Texas and being a portion of Lot 1-A, Block A/8222, Prestonwood Creek Multi-Use Development Phase I, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 96199, Page 2095, Deed Records of Dallas County, Texas, said Lot 1-A having been conveyed to C/T Prestonwood Creek JV, LLC by Special Warranty Deed recorded in Instrument Number 201900109964, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING, at a cut "+" in concrete found for the southwest corner of Lot 1-C, Block A/8222 of said Prestonwood Creek, and the southeast corner of said Lot 1-A, Block A/8222; said point being also on the north right-of-way line of Belt line Road (a variable width public right-of-way);

THENCE, South 89 degrees 30 minutes 00 seconds West, with said north right-of-way line, a distance of 111.01 feet to a point for corner; said point also being on the east line of the 10' utility easement recorded in Volume 96199, P. 2095, Deed Records, Dallas, County, Texas;

THENCE, North 00 degrees 30 minutes 00 seconds West, leaving said north right-of-way line, distance of 44.00 feet to a point on a 10' Utility Easement line recorded in Volume 96199, Page 2095, Deed Records, Dallas County, Texas; said point being also the POINT OF BEGINNING;

THENCE, South 89 degrees 30 minutes 00 seconds West, a distance of 10.00 feet to a point for corner;

THENCE, North 00 degrees 30 minutes 00 seconds West, a distance of 193.78 feet to a point for corner;

THENCE, North 34 degrees 11 minutes 24 seconds West, a distance of 4.85 feet to a point for corner;

THENCE, North 55 degrees 48 minutes 36 seconds East, a distance of 5.00 feet to a point for corner;

THENCE, South 34 degrees 12 minutes 45 seconds East, a distance of 15.37 feet to a point for corner;

THENCE, South 00 degrees 30 minutes 00 seconds East, a distance of 80.00 feet to a point for corner;

THENCE North 89 degrees 30 minutes 00 seconds East, a distance of 41.43 feet to a point for corner;

THENCE, South 34 degrees 15 minutes 00 seconds East, a distance of 12.03 feet to a point for corner;

THENCE, South 89 degrees 30 minutes 00 seconds West, a distance of 48.11 feet to a point for corner;

THENCE, South 00 degrees 30 minutes 00 seconds East, a distance of 97.80 feet to the POINT OF BEGINNING;

CONTAINING, 2,406 square feet, 0.055 acres of land, more or less.

Bearing system for this survey is based upon the north line of Belt Line Road, bearing S 89°30'00" W, according to the plat of Prestonwood Creek Multi-use Development Phase I recorded in Volume 96199, Page 2095, Deed Records, Dallas County, Texas.

(For SPRG use only)	
Reviewed by:	5106 JL
Date:	11-11-19
SPRG NO:	5106



Exhibit A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°30'00" W	111.01'
L2	N 00°30'00" W	44.00'
L3	S 89°30'00" W	10.00'
L4	N 00°30'00" W	193.78'
L5	N 34°11'24" W	4.85'
L6	N 55°48'36" E	5.00'
L7	S 34°12'45" E	15.37'
L8	S 00°30'00" E	80.00'
L9	N 89°30'00" E	41.43'
L10	S 34°15'00" E	12.03'
L11	S 89°30'00" W	48.11'
L12	S 00°30'00" E	97.80'

NOTES:

Bearing system for this survey is based upon the north line of Belt Line Road, bearing S 89°30'00" W, according to the plat of Prestonwood Creek Multi-use Development Phase I, recorded in Volume 96199, Page 2095, Mar Records, Dallas County, Texas.

(For SPRG use only)	
Reviewed by:	5100 JL
Date:	11-11-19
SPRG NO:	5106



UTILITY EASEMENT ABANDONMENT REVISED PRESTONWOOD CREEK MULTI-USE DEVELOPMENT, PHASE I LOT 1-A, BLOCK A/8222

ROBERT WILBURN SURVEY, ABSTRACT NO. 1580
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Gonzalez & Schneeberg
engineers ■ surveyors

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TX ENGINEERING FIRM REG. NO. F-3376
DATE: NOVEMBER, 2019 PROJ. NO.: 4954-18-11-09

TX SURVEYING FIRM REG. NO. 100752-00
DWG. NO.: 4954 ESMT-ABANDONMENT-WATER