

**Field Notes Describing a Drainage Easement  
15,211 Square Foot (0.3492 acre)**

**Exhibit A**

**BEING** a 15,211 square foot (0.3492 acre) tract of land, situated in the Thomas Lagow Survey, Abstract Number 759, Dallas County, Texas, lying adjacent to a 3 foot right-of-way dedication to the City of Dallas described by plat of Lot 1, Dallas City Block 2643, Circle A Addition, recorded in Volume 86179, Page 2119 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being a portion of Tract 5, Dallas City Block 2643, as described by Warranty Deed to Margarita C. McWilliams, recorded in Volume 98116, Page 1695, (D.R.D.C.T.) and being more particularly described as follows:

**BEGINNING** at a set ½-inch iron rod with red "DAL-TECH" cap: (N=6972199.29, E=2510943.83), for the southwest corner of the herein described tract, in the west line of said Tract 5, same being the northeast corner of Lot 4, Dallas City Block 2642, Fay D. Lagow Addition, recorded in Volume 39, Page 151 (D.R.D.C.T.), and being also the intersection of the south right-of-way line and east right-of-way line of Beall Street (50 foot right-of-way) recorded in Volume 39, Page 151 of the Map Records of Dallas County, Texas (M.R.D.C.T.);

**THENCE** North 00 degrees 45 minutes 55 seconds West, along said east right-of-way line and said west line, a distance of 50.00 feet to a set "X" in concrete at the northwest corner of said Tract 5, same being the intersection of said east right-of-way line and the north right-of-way line of Beall Street, said point being in the south line of Tract 6, Dallas City Block 2643, as described by deed to Piedra Salomon and Eluid V. Castro recorded in Instrument No. 20080366188 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

**THENCE** North 88 degrees 29 minutes 57 seconds East, passing at 10.3 feet, the southeast corner of said Tract 6, and continuing for a total distance of 307.62 feet to a set ½-inch iron rod with red "DAL-TECH" cap for the northeast corner of the herein described tract, same being the southeast corner of said 3 foot right-of-way dedication, from which the centerline of the Dallas Area Rapid Transit railway, (formerly Southern Pacific Railroad), recorded in Instrument No. 200101438435 (O.P.R.D.C.T.) and described in Volume 736, Page 656 (D.R.D.C.T.), bears South 83 degrees 02 minutes 03 seconds East, a distance of 142.0 feet, said point being in the west right-of-way line of said Dallas Area Rapid Transit railway;

**THENCE** South 06 degrees 57 minutes 57 seconds West, parallel to and offset 142 feet from the centerline of said Dallas Area Rapid Transit railway, a distance of 50.55 feet to a set ½-inch iron rod with red "DAL-TECH" cap for the southeast corner of the herein described tract, from which the centerline of said Dallas Area Rapid Transit railway bears South 83 degrees 02 minutes 03 seconds East, a distance of 142.0 feet, said point being in the east line of said Tract 5;

**THENCE** South 88 degrees 29 minutes 57 seconds West, departing the west right-of-way line of said Dallas Area Rapid Transit railway, over and across said Tract 5, a distance of 300.82 feet to the **POINT OF BEGINNING**, and containing 15,211 square feet, or 0.3492 acres of land, more or less.

 **FIELD NOTES APPROVED:**  
*Scott Holt*  
9/19/2019

**Field Notes Describing a Drainage Easement  
15,211 Square Foot (0.3492 acre)**


**Exhibit A**

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

A plat of even survey date herewith accompanies this legal description.

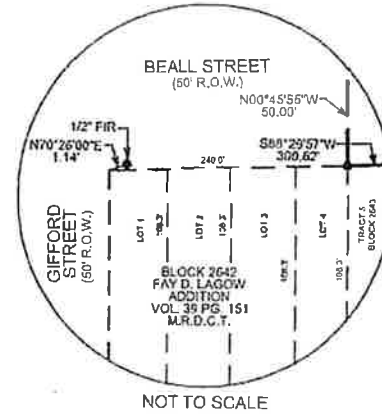
Company Name: DAL-TECH Engineering, Inc.  
TBPLS Firm No. 10123500



By:  Date: 8/29/2019  
Surveyor's Name: Gregory Scott Kays  
Registered Professional Land Surveyor  
Texas No. 5040

# Exhibit A

DETAIL "A"



NOT TO SCALE

DALLAS AREA RAPID TRANSIT  
INSTRUMENT NO. 200101438435  
O.P.R.D.C.T.  
DESCRIBED IN VOL. 736, PG. 656  
D.R.D.C.T.

LOTS 3-6  
**BLOCK 2643**  
PIEDRA SALOMON  
& ELIUD V CASTRO  
INST. NO. 20080368188  
O.P.R.D.C.T.

LOT 1  
**BLOCK 2643**  
**CIRCLE A ADDITION**  
VOL. 86179 PG. 2119  
D.R.D.C.T.

S & S FOOD CORP  
VOL. 98178, PG. 5343  
D.R.D.C.T.

THOMAS LAGOW SURVEY  
ABSTRACT NO. 739

EXISTING 10' SANITARY SEWER EASEMENT  
STRIP NO. 3  
VOL. 4216, PG. 284

3' R.O.W. DEDICATION  
VOL. 86179, PG. 2119  
D.R.D.C.T.

**DRAINAGE EASEMENT**  
15,211 SQ. FT.  
(0.3492 ACRES)

MARGARITA C MCWILLIAMS  
VOL. 98116, PG. 1695  
D.R.D.C.T.

P.O.B.  
N=6,972,199.29  
E=2,510,943.83  
(GRID)

TRACT 5  
**BLOCK 2643**

MARGARITA C. MCWILLIAMS  
VOL. 98116, PG. 1695  
D.R.D.C.T.

EXISTING 10' SANITARY SEWER EASEMENT  
STRIP NO. 1  
VOL. 4216, PG. 284

10' SANITARY SEWER EASEMENT  
STRIP NO. 1  
VOL. 4216, PG. 284

## LEGEND

- SET "X" IN CONCRETE
- SET 1/2" IRON ROD
- W/RED "DAL-TECH" CAP
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SUBDIVISION LINE
- VOL., PG. VOLUME, PAGE
- ESMT. EASEMENT
- SQ. FT. SQUARE FEET
- P.O.B. POINT OF BEGINNING
- CENTER LINE

BEARINGS ARE ON THE NAD-83 TEXAS STATE PLANE  
COORDINATE SYSTEM, GEOID 2011, NORTH CENTRAL  
ZONE 4202, ALL DISTANCES ARE SURFACE, ALL  
COORDINATES ARE GRID, NO SCALE, NO PROJECTION.  
TXDOT SCALE FACTOR OF 1.000138506 WAS USED.



Gregory Scott Kays, R.P.L.S. No. 5040 - Date

8/26/2019

## DRAINAGE EASEMENT

**DAL-TECH**  
ENGINEERING, INC.

17400 DALLAS PKWY, SUITE 110  
DALLAS, TEXAS 75287  
O (972) 250-2727  
F (972) 250-4774  
TBPLS FIRM NO. 10123500

DATE: 8/29/2019

Drainage\_ESMT.dgn