

UTILITY EASEMENT ABANDONMENT

JOE A. IRWIN ADDITION, LOTS 17-20 AND 23-26, BLOCK 16/7162
EDWIN REID SURVEY, ABSTRACT NO. 1212
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Being 8,795 square feet or 0.202 of an acre of land located in the EDWIN REID SURVEY, Abstract No. 1212, City of Dallas, Dallas County, Texas, and being a portion of Lots 14 through 20, 23 through 27 and Lot 41, Block 16/7162 of Joe A. Irwin Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 365, Map Records, Dallas County, Texas, and being a portion of the land described in Warranty Deed with Vendor's Lien to Michael Obayangban, Shola Ewebiyi and Akin Ogunleye, recorded in Instrument No. 201700147936, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point in the Southeast line of McBroom Street, formerly Saratoga Street, a 40' wide public right-of-way dedicated by said Joe A. Irwin Addition, from which a 1/2" iron rod found for controlling monument bears N 45°15'23" W, 0.25', at the transitional right-of-way of Toronto Street, formerly Mineola Street, a 50' wide public right-of-way dedicated by said Joe A. Irwin Addition, being the beginning of a tangent curve to the left having a central angle of 61°25'53", a radius of 54.00' and a chord bearing and distance of South 14°01'40" West, 55.16';

Thence Southerly along said curve to the left and said transitional right-of-way, an arc distance of 57.90' to a point for corner and the PLACE OF BEGINNING of the herein described tract of land;

Thence North 67°06'10" East, passing through said Block 16/7162, a distance of 300.56' to a point for corner;

Thence North 44°44'37" East, a distance of 146.42' to a point for corner in the Southeast line of said Lot 14;

Thence South 04°56'02" West, 1.00' West of and parallel to the projection of an East line of said Obayangban tract, a distance of 23.43' to a point for corner;

Thence South 44°44'37" West, a distance of 58.34' to a point for corner;

Thence South 22°53'50" East, a distance of 41.57' to a point for corner;

Thence South 88°57'10" East, a distance of 17.99' to a point for corner;

Thence South 04°56'02" West, 1.00' West of and parallel to the East line of said Lot 27, a distance of 7.52' to a point for corner in the South line of said Lot 41, in the North line of said Lot 27;

Thence South 01°00'45" West, along the common line of said Lots 27 and 28, a distance of 7.50' to a point for corner, from which bears a 1/2" iron rod found for controlling monument at South 88°57'10" East, a distance of 1.00' and South 01°02'42" West, a distance of 143.76';

Thence North 88°57'10" West, a distance of 85.21' to a point for corner;

Thence South 67°06'10" West, passing through said Block 16/7162, a distance of 302.60' to a point for corner in the said transitional right-of-way of McBroom Street and Toronto Street, at the beginning of a non-tangent curve to the right having a central angle of 15°58'35", a radius of 54.00' and a chord bearing and distance of North 24°49'54" West, 15.01';

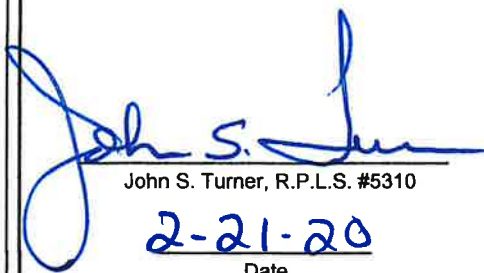
Thence Northerly, along said curve to the right and said transitional right-of-way, an arc distance of 15.06' to the PLACE OF BEGINNING and containing 8,795 square feet or 0.202 of an acre of land.

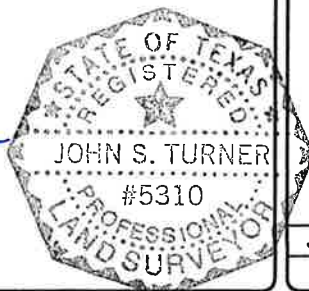
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

CITY PLAN FILE NO. S189-055

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.DATE: 3-5-20SPRG NO: 4765


John S. Turner, R.P.L.S. #5310
2-21-20
Date

**A&W SURVEYORS, INC.***Professional Land Surveyors*

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