SHEET 1 OF 2

## ALLEY ABANDONMENT RICHARDSON HEIGHTS ESTATES WEST, THIRD SECTION BLOCK 21/8196 JOHN BECKNELL SURVEY, ABSTRACT NO. 53 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Being a 347 square foot portion of a 20' alley right-of-way, of Block 21/8196 of Richardson Heights Estates West, Third Section, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 876, Page 962, Deed Records, Dallas County, Texas, located in the John Becknell Survey, Abstract No. 53 and being more particularly described as follows;

COMMENCING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of the North line of La Sobrina Drive, a 50' right-of-way, recorded in Volume 876, Page 962, Deed Records, Dallas County, Texas, and the East line of said 20' alley, Deed Records, Dallas County, Texas, and being the Southwest corner of Lot 1 of said Block 21/8196;

Thence North 00°02'00" East, along said East line, a distance of 80.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 02°02'50" East, a distance of 2.81' to a "Mag" nail set at the beginning of a non-tangent curve to the right having a central angle of 81°31'39", a radius of 40.00' and a chord bearing and distance of North 44°49'30" East, 52.24, said point being the PLACE OF BEGINNING;

Thence northeasterly, along said curve to the right and said alley, an arc distance of 56.92' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of said alley;

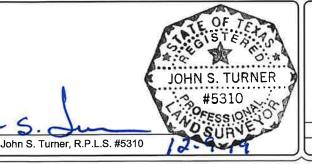
Thence South 44°49'30" West, a distance of 52.24' to the PLACE OF BEGINNING and containing 347 square feet or 0.008 of an acre of land.

(FOR SPRG USE ONLY)
REVIEWED BY:
DATE: 12-19

5154

SPRG NO:

BASIS OF BEARING DERIVED FROM THE NOR! H LINE OF LA SOBRINA DR. (S 89°37'00" W) BASED ON PLAT RECORDED IN VOL. 876, PG. 962, D.R.D.C.T.





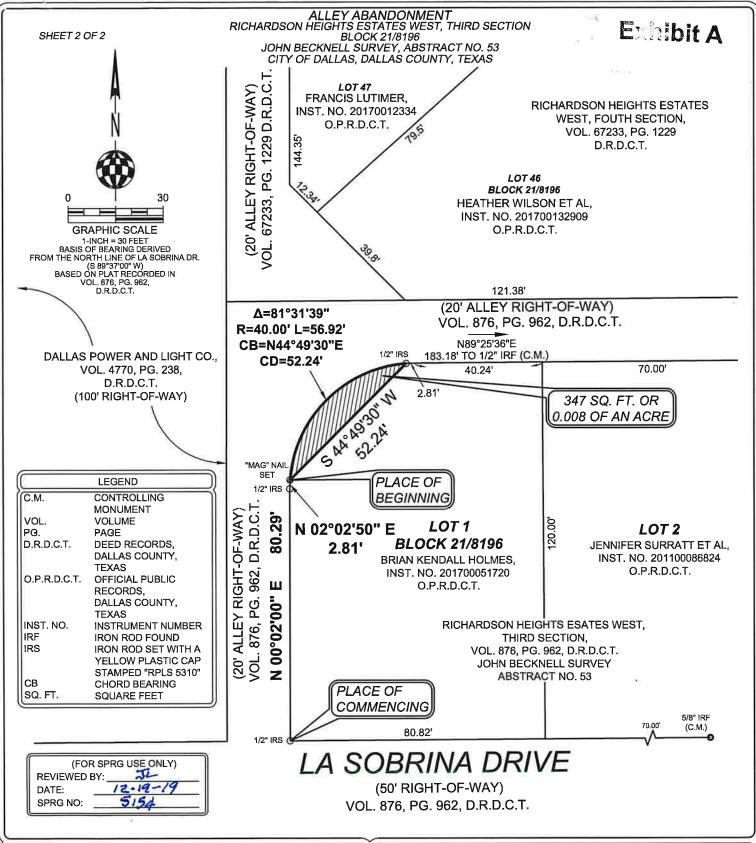
## A&W SURVEYORS, INC.

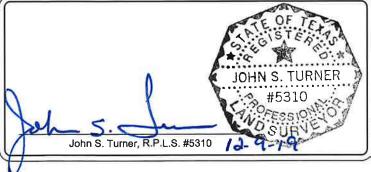
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 19-1705 Date: 10/08/2019

Drafter: 079

"A professional company operating in your best interest"







## **A&W SURVEYORS, INC.**

Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4064 WWW.AWSURVEY.COM

19-1705 Date: 10/08/2019 Drafter: 079 Job Number:

"A professional company operating in your best interest"