

EXHIBIT A – TRACT 1

10'X15' WATER

EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 150 square foot (0.003 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas, being part of Lot 1, Block A/6222 of E.H. Cary Middle School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 152 of the Official Public Records of Dallas County, Texas and being part of a tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3871, Page 467 of the Deed Records of Dallas County, Texas; said tract also being all of a 10'X15' Water Easement dedicated by said plat of Lot 1, Block A/6222 of E.H. Cary Middle School; said 150 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found in the south right-of-way line of Killion Drive (60-foot wide right-of-way, recorded in Volume 4089, Page 607 of said Deed Records and Volume 24, Page 67 of the Map Records of Dallas County, Texas) as dedicated by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records and Walnut Hill Manor, an addition to the City of Dallas, Texas recorded in Volume 24, Page 67 of the Map Records of Dallas County, Texas; said point also being the northeast corner of said Lot 1, and the northwest corner of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas according to the plat recorded in Instrument Number 200503585306 of the Official Public Records of Dallas County, Texas;

THENCE, South 89 degrees, 08 minutes, 29 seconds West, along the said south line of Killion Drive and the north line of said Lot 1, Block A/6222, a distance of 496.26 feet to the **POINT OF BEGINNING**;

THENCE, departing the said south line of Killion Drive and the north line of said Lot 1, into and across said Lot 1, Block A/6222, the following (3) three calls:

South 00 degrees, 51 minutes, 31 seconds East, a distance of 15.00 feet to a point for corner;

South 89 degrees, 08 minutes, 29 seconds West, a distance of 10.00 feet to a point for corner;

North 00 degrees, 51 minutes, 31 seconds West, a distance of 15.00 feet to a point for corner in the said south line of Killion Drive and the said north line of Lot 1, Block A/6222;


(For SPRG use only)	
Reviewed By:	
Date:	06.26.2020
SPRG NO:	5272

EXHIBIT A – TRACT 1

10'X15' WATER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

THENCE, North 89 degrees, 08 minutes, 29 seconds East, continuing along the said south line of Killion Drive and the said north line of Lot 1, Block A/6222, a distance of 10.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 150 square feet or 0.003 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)


The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrup
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

6/24/20
Date



2415-20.005 EX1.DOC
2415-20.005_EX 1.dwg JAN

(For SPRG use only)	
Reviewed By:	
Date:	<u>06.26.2020</u>
SPRG NO:	<u>5272</u>

(For SPRG use only)

Reviewed By: *Jh*Date: *06-26-2020*

SPRG NO: 5272

LOT 14
VANCE GAYDEN PEARSON
(INST. NO. 20070265052)
(O.P.R.D.C.T.)

LOT 13

RICHARD BENNETT YOUNG AND WALNUT HILL MANOR
MARY FORRESTER PAYNE
(INST. NO. 201900266019)
(O.P.R.D.C.T.) 148.27'

BLOCK B/6423

(VOL. 24, PG. 67)

(M.R.D.C.T.) 148.27'

0 10 20 40

GRAPHIC SCALE IN FEET

KILLION DRIVE

(60' WIDE RIGHT-OF-WAY)

(VOL. 24, PG. 67)

(M.R.D.C.T.)

HEDGEWAY DRIVE

(60' WIDE RIGHT-OF-WAY)

(VOL. 4089, PG. 607)

(D.R.D.C.T.)

(VARIABLE WIDTH RIGHT-OF-WAY)

(VOL. 4089, PG. 607)

(VOL. 4748, PG. 459)

(VOL. 4844, PG. 460)

(D.R.D.C.T.)

(VOL. 40, PG. 141)

(M.R.D.C.T.)

BENJAMIN MERRELL SURVEY
ABSTRACT NO. 933

N 89°08'29" E
10.00'

10'X15' WATER EASEMENT
ABANDONMENT
150 SF
(0.003 ACRES)

P.O.C.

1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND (C.M.)

P.O.B.

"+" CUT FOUND
BEARS N 61°06'21" E, 0.54'

CITY OF DALLAS
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)

LOT 1, BLOCK A/6222
E.H. CARY MIDDLE SCHOOL
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)

DALLAS INDEPENDENT SCHOOL
DISTRICT

(VOL. 3871, PG. 467)
(D.R.D.C.T.)

Δ=16°42'32"
R=427.04'
L=124.53'
T=62.71'
CB=S 08°20'40" W
CD=124.09'

S 89°08'29" W
10.00'

LOT 2, BLOCK A/6222
THOMAS JEFFERSON
HIGH SCHOOL
(INST. NO. 200503585306)
(O.P.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

MATCH LINE (SEE SHEET 4)**LEGEND**

—	PROPERTY LINE	NO. — NUMBER
—	ABANDON PARCEL LINE	O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	EXISTING EASEMENT LINE	D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS
—	ABSTRACT LINE	M.R.D.C.T. — MAP RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. — RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT	P.O.C. — POINT OF COMMENCING
VOL. —	VOLUME	P.O.B. — POINT OF BEGINNING
PG. —	PAGE	
INST. —	INSTRUMENT	

**10'X15'
WATER EASEMENT
ABANDONMENT**

E.H. CARY MIDDLE SCHOOL
PART OF

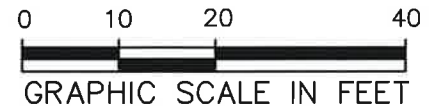
LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 6



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=20'	JUNE 2020	2415-20.005

MATCH LINE (SEE SHEET 3)



(For SPRG use only)

Reviewed By: *[Signature]*
 Date: *06.26.2020*
 SPRG NO: 5272

CITY OF DALLAS
 (VOL. 2005123, PG. 152)
 (O.P.R.D.C.T.)

$\Delta=16^{\circ}42'32''$
 $R=427.04'$
 $L=124.53'$
 $T=62.71'$
 $CB=S\ 08^{\circ}20'40''\ W$
 $CD=124.09'$

**HEDGEWAY
 DRIVE**

(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A/6222
 E.H. CARY MIDDLE SCHOOL
 (VOL. 2005123, PG. 152)
 (O.P.R.D.C.T.)

DALLAS INDEPENDENT SCHOOL DISTRICT
 (VOL. 3871, PG. 467)
 (D.R.D.C.T.)

BENJAMIN MERRELL SURVEY
 ABSTRACT NO. 933

(VARIABLE WIDTH RIGHT-OF-WAY)
 (VOL. 4089, PG. 607)
 (VOL. 4748, PG. 459)
 (VOL. 4844, PG. 460)
 (D.R.D.C.T.)
 (VOL. 40, PG. 141)
 (M.R.D.C.T.)

35'

S 00°00'32" E 934.92'

MATCH LINE (SEE SHEET 5)

LEGEND

—	PROPERTY LINE	NO. - NUMBER
—	ABANDON PARCEL LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	EXISTING EASEMENT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
---	ABSTRACT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. - RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT	P.O.C. - POINT OF COMMENCING
VOL. -	VOLUME	P.O.B. - POINT OF BEGINNING
PG. -	PAGE	
INST. -	INSTRUMENT	

NOTES:

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



[Signature] 6/24/20
 Justin W. Waldrup
 Registered Professional
 Land Surveyor No. 6179

Date



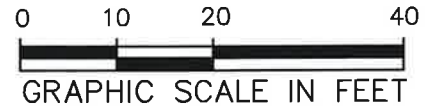
7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

**10'X15'
 WATER EASEMENT
 ABANDONMENT**

E.H. CARY MIDDLE SCHOOL
 PART OF

LOT 1, BLOCK A/6222,
 BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=20'	JUNE 2020	2415-20.005



MATCH LINE (SEE SHEET 4)

**HEDGEWAY
DRIVE**
(VARIABLE WIDTH RIGHT-OF-WAY)

(VOL. 4089, PG. 607)
(VOL. 4748, PG. 459)
(VOL. 4844, PG. 460)
(D.R.D.C.T.)
(VOL. 40, PG. 141)
(M.R.D.C.T.)

35'

S 00°00'32" E 934.92'

STORM SEWER EASEMENT
(VOL. 5144, PG. 508)
(D.R.D.C.T.)

LOT 1, BLOCK A/6222
E.H. CARY MIDDLE SCHOOL
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)

DALLAS INDEPENDENT SCHOOL DISTRICT
(VOL. 3871, PG. 467)
(D.R.D.C.T.)

BENJAMIN MERRELL SURVEY
ABSTRACT NO. 933

LEGEND

—	PROPERTY LINE	NO. - NUMBER
—	ABANDON PARCEL LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	EXISTING EASEMENT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
—	ABSTRACT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. - RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT	P.O.C. - POINT OF COMMENCING
VOL.	VOLUME	P.O.B. - POINT OF BEGINNING
PG.	PAGE	
INST.	INSTRUMENT	

20' WATER EASEMENT
(VOL. 2005123 PG. 152)
(O.P.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

MATCH LINE (SEE SHEET 6)

(For SPRG use only)

Reviewed By: *[Signature]*Date: 06-26-2020SPRG NO: 5272

**10'X15'
WATER EASEMENT
ABANDONMENT**

E.H. CARY MIDDLE SCHOOL
PART OF

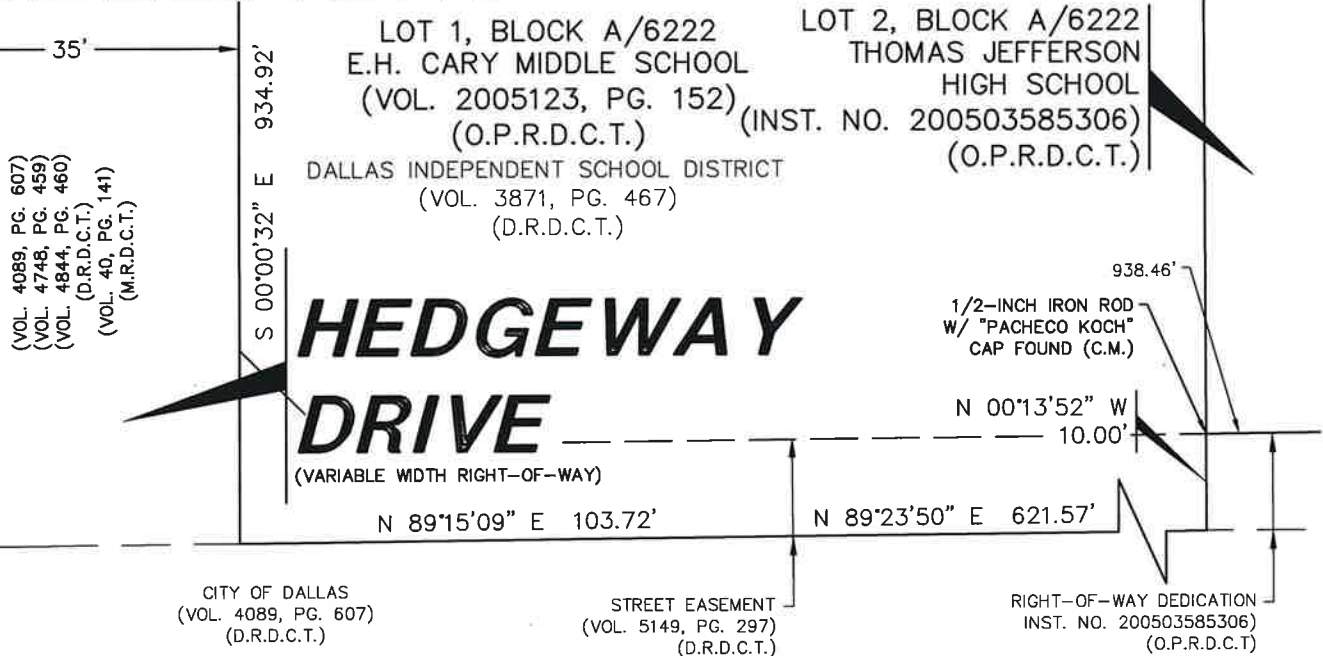
LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 6



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=20'	JUNE 2020	2415-20.005

MATCH LINE (SEE SHEET 5)



(For SPRG use only)

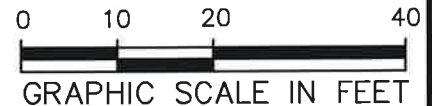
Reviewed By: _____

Date: _____

SPRG NO: _____

BENJAMIN MERRELL SURVEY
ABSTRACT NO. 933**WALNUT HILL
LANE**

(VARIABLE WIDTH RIGHT-OF-WAY)

**COUNTY ROAD
NO. 286**FRANCIS A. WINN SURVEY
ABSTRACT NO. 1578

(For SPRG use only)

Reviewed By: JSDate: 06-26-2020SPRG NO: 5272**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**10'X15'
WATER EASEMENT
ABANDONMENT**E.H. CARY MIDDLE SCHOOL
PART OF

LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=20'	JUNE 2020	2415-20.005

EXHIBIT A – TRACT 2

15-FOOT WATER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 6,810 square foot (0.156 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas, being part of Lot 1, Block A/6222 of E.H. Cary Middle School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 152 of the Official Public Records of Dallas County, Texas and being part of a tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3871, Page 467 of the Deed Records of Dallas County, Texas; said tract also being all of an existing 15-Foot Water Easement to the City of Dallas, recorded in Volume 96070, Page 1687 of said Deed Records; said 6,810 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north right-of-way line of Walnut Hill Lane (a variable width right-of way, 90-feet wide at this point, recorded in Volume 4089, Page 607 of said Deed Records) as dedicated by Plat of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas according to the plat recorded in Instrument No. 200503585306 of the Official Public Records of Dallas County, Texas and by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records; said point being in the north line of an existing Street Easement to the City of Dallas recorded in Volume 5149, Page 297 of said Deed Records; at the southwest corner of said Lot 2, Block A/6222; from which a 1/2-inch iron rod with "PACHECO KOCH" cap found for the northwest corner of said Lot 2 bears North 00 degrees, 13 minutes, 52 seconds West, a distance of 1,050.36 feet;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, departing the west line of said Lot 2, Block A/6222; along the said north line of Walnut Hill Lane and the said north line of a Street Easement, a distance of 91.54 feet to the **POINT OF BEGINNING**;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, continuing along the said north line of Walnut Hill Lane and the said north line of a Street Easement, a distance of 141.50 feet to a point for corner;

THENCE, departing the said north line of Walnut Hill Lane and the said north line of a Street Easement, into and across said Lot 1, Block A/6222, the following seven (7) calls:

North 00 degrees, 36 minutes, 10 seconds West, a distance of 15.00 feet to a point for corner;

North 89 degrees, 23 minutes, 50 seconds East, a distance of 126.50 feet to a point for corner;


(For SPRG use only)	
Reviewed By:	<u></u>
Date:	<u>06.26.2020</u>
SPRG NO:	<u>5273</u>

EXHIBIT A – TRACT 2

15-FOOT WATER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

North 00 degrees, 36 minutes, 10 seconds West, a distance of 297.50 feet to a point for corner;

North 89 degrees, 23 minutes, 50 seconds East, a distance of 30.00 feet to a point for corner;

South 00 degrees, 36 minutes, 10 seconds East, a distance of 15.00 feet to a point for corner;

South 89 degrees, 23 minutes, 50 seconds West, a distance of 15.00 feet to a point for corner;

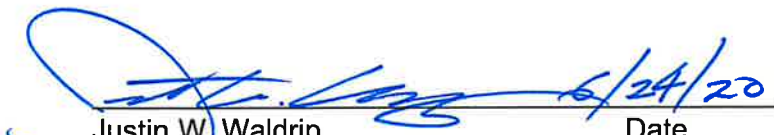
South 00 degrees 36 minutes, 10 seconds East, a distance of 297.50 feet to the **POINT OF BEGINNING**;

CONTAINING, 6,810 square feet or 0.156 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)


The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip Date 6/24/20
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

2415-20.005 EX3.DOC
2415-20.005_EX3.dwg JAN



(For SPRG use only)

Reviewed By: 
Date: 06.26.2020
SPRG NO: 5273

(For SPRG use only)

Reviewed By: *[Signature]*
 Date: 06-26-2020
 SPRG NO: 5273

**15-FOOT WATER
 EASEMENT
 ABANDONMENT**
 6,810 SQUARE FEET
 (0.156 ACRES)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°36'10" W	15.00'
L2	S 00°36'10" E	15.00'
L3	S 89°23'50" W	15.00'

LOT 1, BLOCK A/6222
 E.H. CARY MIDDLE SCHOOL
 (VOL. 2005123, PG. 152)
 (O.P.R.D.C.T.)
 DALLAS INDEPENDENT SCHOOL
 DISTRICT
 (VOL. 3871, PG. 467)
 (D.R.D.C.T.)

STORM SEWER EASEMENT
 (VOL. 5144, PG. 508)
 (D.R.D.C.T.)

STREET EASEMENT
 (VOL. 5149, PG. 297)
 (D.R.D.C.T.)

N 89°23'50" E 126.50'
 S 89°23'50" W 141.50'

WALNUT HILL LANE

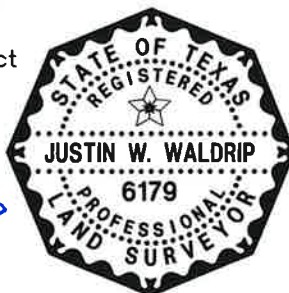
(VARIABLE WIDTH RIGHT-OF-WAY)
 (VOL. 4089, PG. 607)
 (D.R.D.C.T.)

**COUNTY ROAD
 NO. 286**

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

[Signature]
 Justin W. Waldrip
 Registered Professional
 Land Surveyor No. 6179

Date



Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=60'	JUNE 2020	2415-20.005



0 30 60 120
 GRAPHIC SCALE IN FEET

LOT 2, BLOCK A/6222
 THOMAS JEFFERSON
 HIGH SCHOOL
 (INST. NO. 200503585306)
 (O.P.R.D.C.T.)

LEGEND

- PROPERTY LINE
- ABANDON PARCEL LINE
- EXISTING EASEMENT LINE
- - POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) - CONTROLLING MONUMENT
- VOL. - VOLUME
- PG. - PAGE
- INST. - INSTRUMENT
- NO. - NUMBER
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- P.O.C.** - POINT OF COMMENCING
- P.O.B.** - POINT OF BEGINNING

NOTES:

- A metes and bounds description of even survey date herewith accompanies this plat of survey.
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

**15-FOOT WATER
 EASEMENT
 ABANDONMENT**

E.H. CARY MIDDLE SCHOOL
 PART OF LOT 1, BLOCK A/6222
 BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

EXHIBIT A – TRACT 3

20-FOOT WATER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 5,649 square foot (0.130 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas, being part of Lot 1, Block A/6222 of E.H. Cary Middle School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 152 of the Official Public Records of Dallas County, Texas, and being part of a tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3871, Page 467 of the Deed Records of Dallas County, Texas; said tract also being all of an existing 20-Foot Water Easement dedicated by said plat of Lot 1, Block A/6222 of E.H. Cary Middle School; said 5,649 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north right-of-way line of Walnut Hill Lane (a variable width right-of-way, 90-foot wide at this point, recorded in Volume 4089, Page 607 of said Deed Records) as dedicated by Plat of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas according to the plat recorded in Instrument No. 200503585306 of the Official Public Records of Dallas County, Texas and by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records; said point being in the north line of an existing Street Easement to the City of Dallas recorded in Volume 5149, Page 297 of said Deed Records; at the southwest corner of said Lot 2, Block A/6222;

THENCE, South 00 degrees, 13 minutes, 52 seconds East, a distance of 10.00 feet to a point; said point being in the south line of said Street Easement;

THENCE, continuing along the said south line of a Street Easement, the following two (2) calls:

South 89 degrees, 23 minutes, 50 seconds West, a distance of 621.57 feet to a point;

South 89 degrees, 15 minutes, 09 seconds West, a distance of 103.72 feet to a point for corner; said point being in the east right-of-way line of Hedgeway Drive (a variable width right-of-way, recorded in Volume 4089, Page 607 and Volume 4748, Page 459 of said Deed Records) dedicated by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records;

THENCE, along the east line of said Hedgeway Drive and the west line of said Lot 1, Block A/6222, the following two (2) calls:

North 00 degrees, 00 minutes, 32 seconds West, a distance of 398.10 feet to the **POINT OF BEGINNING**;

North 00 degrees, 00 minutes, 32 seconds West, a distance of 20.00 feet to a point for corner;

THENCE, departing the said east line of Hedgeway Drive and the said west line of Lot 1, Block A/6222, into and across Lot 1, Block A/6222, the following (7) seven calls:

North 89 degrees, 23 minutes, 50 seconds East, a distance of 134.46 feet to a point for corner;

North 00 degrees, 36 minutes, 10 seconds West, a distance of 95.78 feet to a point for corner;

North 89 degrees, 23 minutes, 50 seconds East, a distance of 52.10 feet to a point for corner;

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 06.26.2020

SPRG NO: 5274

EXHIBIT A – TRACT 3

20-FOOT WATER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

South 00 degrees, 36 minutes, 10 seconds East, a distance of 20.00 feet to a point for corner;

South 89 degrees, 23 minutes, 50 seconds West, a distance of 32.10 feet to a point for corner;

South 00 degrees, 36 minutes, 10 seconds East, a distance of 95.78 feet to a point for corner;


South 89 degrees, 23 minutes, 50 seconds West, a distance of 154.67 feet to the **POINT OF BEGINNING**:

CONTAINING, 5,649 square feet or 0.130 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)


The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

 6/24/20
Justin W. Waldrip Date
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



2415-20.005 EX4.DOC
2415-20.005_EX4.dwg JAN

(For SPRG use only)

Reviewed By: 
Date: 06.26.2020
SPRG NO: 5274

LEGEND

	PROPERTY LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	ABANDONED PARCEL LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. - RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT	P.O.C. - POINT OF COMMENCING
VOL.	VOLUME	P.O.B. - POINT OF BEGINNING
PG.	PAGE	
INST.	INSTRUMENT	
NO.	NUMBER	



0 30 60 120

GRAPHIC SCALE IN FEET

MATCH LINE (SEE SHEET 4)

BENJAMIN MERRELL SURVEY
ABSTRACT NO. 933STORM SEWER EASEMENT
(VOL. 5144, PG. 508)
(D.R.D.C.T.)STREET EASEMENT
(VOL. 5149, PG. 297)
(D.R.D.C.T.)
CITY OF DALLAS
(VOL. 4089, PG. 607)
(D.R.D.C.T.)LOT 1, BLOCK A/6222
E.H. CARY MIDDLE SCHOOL
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)
DALLAS INDEPENDENT SCHOOL
DISTRICT
(VOL. 3871, PG. 467)
(D.R.D.C.T.)15' WATER EASEMENT
(VOL. 96070, PG. 1687)
(D.R.D.C.T.)

S 89°23'50" W 621.57'

WALNUT HILL LANE(VOL. 4089, PG. 607)
(D.R.D.C.T.)(VARIABLE WIDTH RIGHT-OF-WAY)
(COUNTY ROAD NO. 286)**COUNTY ROAD NO. 286**703.17'
1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND (C.M.)LOT 2, BLOCK A/6222
THOMAS JEFFERSON
HIGH SCHOOL
(INST. NO. 200503585306)
(O.P.R.D.C.T.)(60' WIDE RIGHT-OF-WAY)
(VOL. 4089, PG. 607)
(D.R.D.C.T.)
(VOL. 24, PG. 67)
(M.R.D.C.T.)**KILLION DRIVE**

N 00°13'52" W 1050.35'

S 00°13'52" E
10.00'**P.O.C.**
1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND (C.M.)RIGHT-OF-WAY
DEDICATION
(INST. NO. 200503585306)
(O.P.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(For SPRG use only)

Reviewed By:

Date:

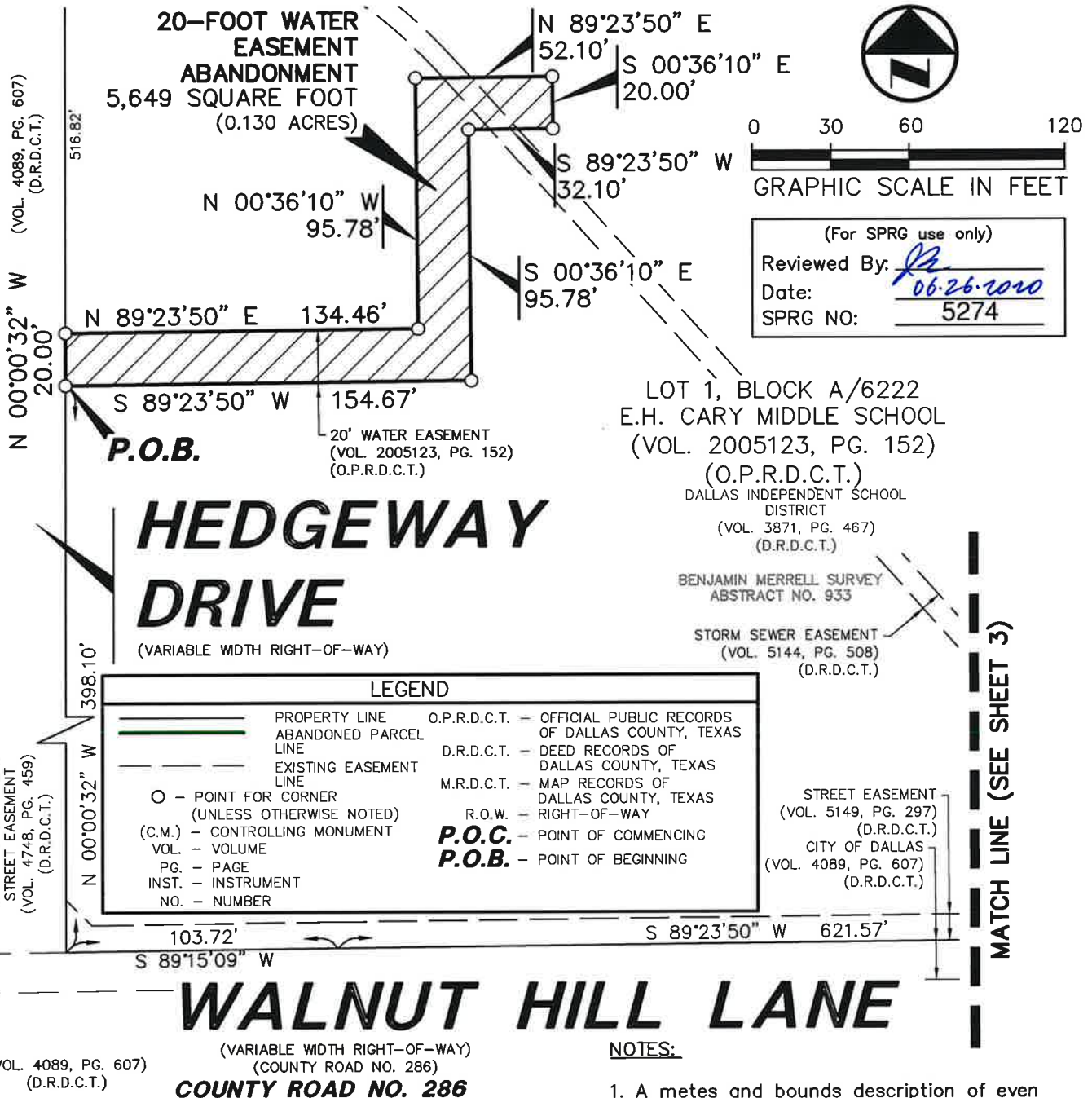
06-26-2020

SPRG NO:

5274

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000**20-FOOT
WATER EASEMENT
ABANDONMENT**E.H. CARY MIDDLE SCHOOL
PART OF LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 3 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=60'	JUNE 2020	2415-20.005



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179

Date



20-FOOT WATER EASEMENT ABANDONMENT

E.H. CARY MIDDLE SCHOOL
PART OF LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 4

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=60'	JUNE 2020	2415-20.005

EXHIBIT A – TRACT 4

STORM SEWER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 6,677 square foot (0.153 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas, being part of Lot 1, Block A/6222 of E.H. Cary Middle School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005123, Page 152 of the Official Public Records of Dallas County, Texas, and being part of a tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3871, Page 467 of the Deed Records of Dallas County, Texas; said tract also being all of a Storm Sewer Easement to the City of Dallas, recorded in Volume 5144, Page 508 of said Deed Records; said 6,677 square foot tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north right-of-way line of Walnut Hill Lane (a variable width right-of-way, 90-foot wide at this point, recorded in Volume 4089, Page 607 of said Deed Records) as dedicated by Plat of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas according to the plat recorded in Instrument No. 200503585306 of the Official Public Records of Dallas County, Texas and by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records; said point being in the north line of an existing Street Easement to the City of Dallas recorded in Volume 5149, Page 297 of said Deed Records; at the southwest corner of said Lot 2, Block A/6222;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, along said north line of Walnut Hill Lane and in said north line of a Street Easement, a distance of 111.00 feet to the **POINT OF BEGINNING**;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, continuing along said north line of Walnut Hill Lane and in said north line of a Street Easement, a distance of 19.33 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said north line of Walnut Hill Lane and said north line of a Street Easement, into and across said Lot 1, Block A/6222 the following four (4) calls:

Along said curve to the right, having a central angle of 21 degrees, 36 minutes, 49 seconds, a radius of 204.00 feet, a chord bearing and distance of North 52 degrees, 50 minutes, 57 seconds West, 76.50 feet, an arc distance of 76.95 feet to a point of tangency at the end of said curve;

North 42 degrees, 02 minutes, 32 seconds West, a distance of 586.06 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 31 degrees, 40 minutes, 00 seconds, a radius of 196.00 feet, a chord bearing and distance of North 57 degrees, 52 minutes, 32 seconds West, 106.95 feet, an arc distance of 108.33 feet to a point of tangency at the end of said curve;

(For SPRG use only)

Reviewed By: *[Signature]*
Date: 06.26.2020
SPRG NO: 5275

EXHIBIT A – TRACT 4

STORM SEWER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

North 73 degrees, 42 minutes, 32 seconds West, a distance of 53.07 feet to a point for corner in the east right-of-way line of Hedgeway Drive (a variable width right-of-way, recorded in Volume 4089, Page 607, Volume 4748, Page 459, Volume 4844, Page 460 of said Deed Records and Volume 40, Page 141 of the Map Records of Dallas County, Texas) dedicated by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records;

THENCE; North 00 degrees, 00 minutes, 32 seconds West, along said east line of Hedgeway Drive and said west line of Lot 1, Block A/6222, a distance of 8.34 feet to a point for corner;

THENCE, departing said east line of Hedgeway Drive and said west line of Lot 1, Block A/6222, into and across said Lot 1, Block A/6222, the following four (4) calls:

South 73 degrees, 42 minutes, 32 seconds East, a distance of 55.41 feet to a point for corner; said point being the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 31 degrees, 40 minutes, 00 seconds, a radius of 204.00 feet, a chord bearing and distance of South 57 degrees, 52 minutes, 32 seconds East, 111.32 feet, an arc distance of 112.75 feet to a point of tangency at the end of said curve;

South 42 degrees, 02 minutes, 32 seconds East, a distance of 586.06 feet to a point for corner; said point being the beginning of a tangent curve to the left;


(For SPRG use only)	
Reviewed By:	
Date:	06.26.2020
SPRG NO:	5275

EXHIBIT A – TRACT 4

STORM SEWER EASEMENT ABANDONMENT

E.H. Cary Middle School
Part of Lot 1, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

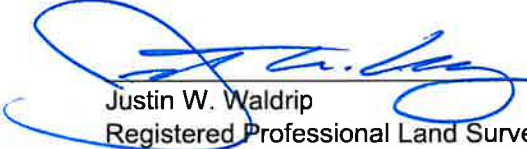
Along said curve to the left, having a central angle of 26 degrees, 39 minutes, 25 seconds, a radius of 196.00 feet, a chord bearing and distance of South 55 degrees, 22 minutes, 15 seconds East, 90.37 feet, an arc distance of 91.19 feet to a point for corner at the end of said curve; said point being the **POINT OF BEGINNING**;

CONTAINING, 6,677 square feet or 0.153 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)


The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

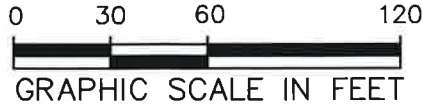
 6/24/20
Justin W. Waldrip Date
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

2415-20.005 EX5.DOC
2415-20.005_EX5.dwg JAN



(For SPRG use only)

Reviewed By: 
Date: 06.26.2020
SPRG NO: 5275



(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 06.26.2020
 SPRG NO: 5275

MATCH LINE (SEE SHEET 5)

**STORM SEWER
 EASEMENT
 ABANDONMENT
 6,677 SF
 (0.153 ACRES)**

**KILLION
 DRIVE**

(60' WIDE RIGHT-OF-WAY)
 (VOL. 4089, PG. 607)
 (D.R.D.C.T.)
 (VOL. 24, PG. 67)
 (M.R.D.C.T.)

LOT 1, BLOCK A/6222
 E.H. CARY MIDDLE SCHOOL
 (VOL. 2005123, PG. 152)
 (O.P.R.D.C.T.)

DALLAS INDEPENDENT
 SCHOOL DISTRICT
 (VOL. 3871, PG. 467)
 (D.R.D.C.T.)

BENJAMIN MERRELL SURVEY
 ABSTRACT NO. 933

15' WATER EASEMENT
 (VOL. 96070, PG. 1687)
 (D.R.D.C.T.)

STORM SEWER EASEMENT
 (VOL. 5144, PG. 508)
 (D.R.D.C.T.)

STREET EASEMENT
 (VOL. 5149, PG. 297)
 (D.R.D.C.T.)

CITY OF DALLAS
 (VOL. 4089, PG. 607)
 (D.R.D.C.T.)

1/2-INCH IRON ROD
 W/"PACHECO KOCH"
 CAP FOUND (C.M.)

LOT 2, BLOCK A/6222
 THOMAS JEFFERSON HIGH SCHOOL
 (INST. NO. 200503585306)
 (O.P.R.D.C.T.)

P.O.C.
 1/2-INCH IRON ROD
 W/"PACHECO KOCH"
 CAP FOUND (C.M.)

P.O.B.

WALNUT HILL LANE

(VARIABLE WIDTH RIGHT-OF-WAY)
COUNTY ROAD NO. 286

CITY OF DALLAS
 (VOL. 4089, PG. 607)
 (D.R.D.C.T.)

SEE SHEET 5 FOR
 CURVE TABLE

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

LEGEND

	PROPERTY LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	ABANDON PARCEL LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. - RIGHT-OF-WAY
	(C.M.) - CONTROLLING MONUMENT	P.O.C. - POINT OF COMMENCING
	VOL. - VOLUME	P.O.B. - POINT OF BEGINNING
	PG. - PAGE	
	INST. - INSTRUMENT	
	NO. - NUMBER	



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

**STORM
 SEWER EASEMENT
 ABANDONMENT**

E.H. CARY MIDDLE SCHOOL
 PART OF LOT 1, BLOCK A/6222,
 BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=60'	JUNE 2020	2415-20.005

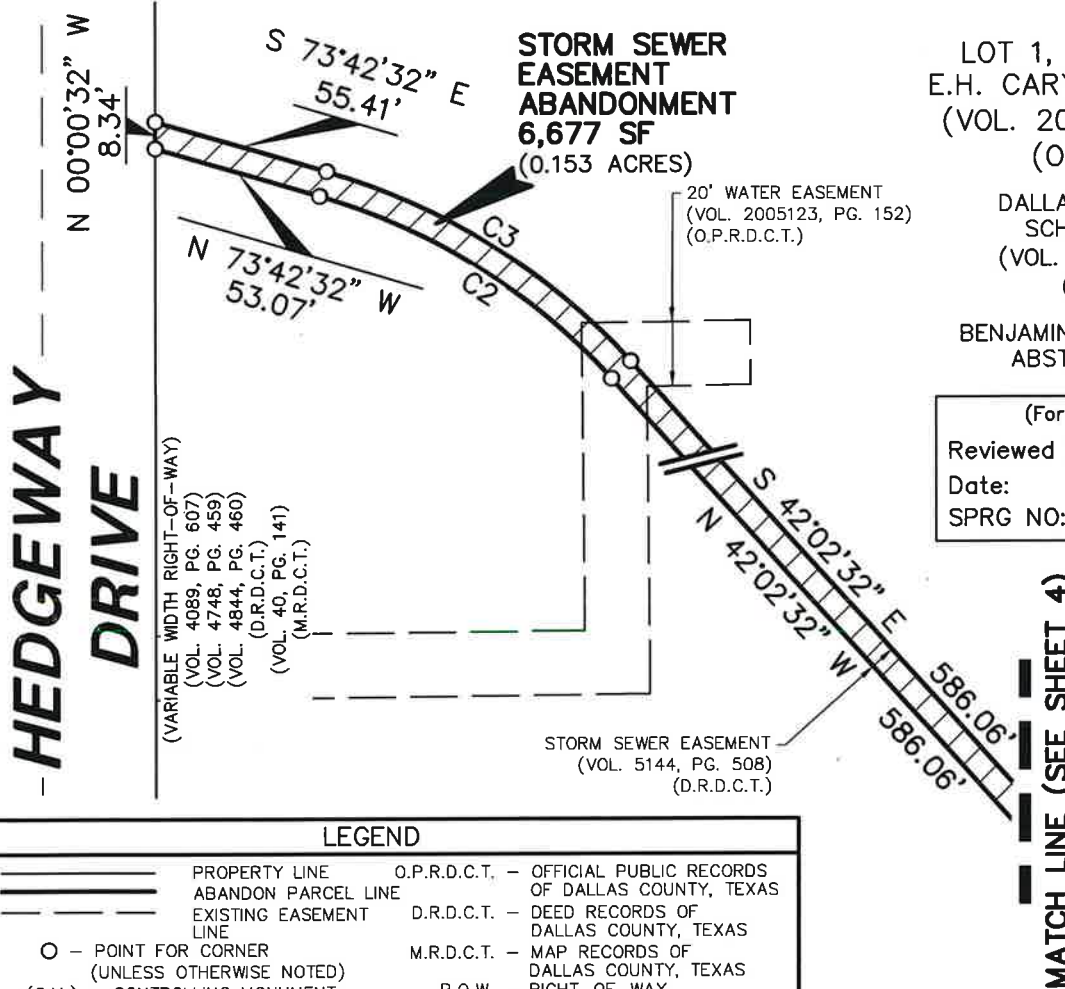
EXHIBIT A - TRACT 4

CURVE TABLE

CURVE	CENTRAL	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	21°36'49"	204.00'	76.95'	38.94'	N 52°50'57" W	76.50'
C2	31°40'00"	196.00'	108.33'	55.59'	N 57°52'32" W	106.95'
C3	31°40'00"	204.00'	112.75'	57.85'	S 57°52'32" E	111.32'
C4	26°39'25"	196.00'	91.19'	46.44'	S 55°22'15" E	90.37'



0 30 60 120
GRAPHIC SCALE IN FEET



LOT 1, BLOCK A/6222
E.H. CARY MIDDLE SCHOOL
(VOL. 2005123, PG. 152)
(O.P.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
(VOL. 3871, PG. 467)
(D.R.D.C.T.)

BENJAMIN MERRELL SURVEY
ABSTRACT NO. 933

(For SPRG use only)

Reviewed By: [Signature]
Date: 06-26-2020
SPRG NO: 5275

LEGEND

—	PROPERTY LINE	O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	ABANDON PARCEL LINE	D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS
—	EXISTING EASEMENT LINE	M.R.D.C.T. — MAP RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. — RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT	P.O.C. — POINT OF COMMENCING
VOL.	VOLUME	P.O.B. — POINT OF BEGINNING
PG.	PAGE	
INST.	INSTRUMENT	
NO.	NUMBER	

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179

Date



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

STORM SEWER EASEMENT ABANDONMENT

E.H. CARY MIDDLE SCHOOL
PART OF LOT 1, BLOCK A/6222,
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 5

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=60'	JUNE 2020	2415-20.005

EXHIBIT A – TRACT 5
WATER VAULT EASEMENT ABANDONMENT

Thomas Jefferson High School
Part of Lot 2, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 300 square foot (0.007 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas, being part of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200503585306 of the Official Public Records of Dallas County, Texas, and being part of a tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3871, Page 467 of the Deed Records of Dallas County, Texas; said tract also being all of a 20'X15' Water Vault Easement dedicated by said plat of Lot 2, Block A/6222, Thomas Jefferson High School; said 300 square foot tract being more particularly described as follows:

COMMENCING, at a point at the intersection of the north right-of-way line of Walnut Hill Lane (a variable width right-of-way, 90-foot wide at this point, recorded in Volume 4089, Page 607 of said Deed Records) as dedicated by plat of Lot 2, Block A/6222 of said Thomas Jefferson High School and by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records and the west right-of-way line of Gooding Drive (a 60-foot right-of-way, recorded in Volume 4089, Page 607 of said Deed Records and Volume 24, Page 67 of the Map Records of Dallas County, Texas) as dedicated by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of said Deed Records and in the east line of an existing Street Easement to the City of Dallas recorded in Volume 5149, Page 297 of said Deed Records; said point being the southeast corner of said Lot 2;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, departing the said west line of Gooding Drive and the said east line of a Street Easement, along the said north line of Walnut Hill Lane and the south line of said Lot 2, Block A/6222, a distance of 3.20 feet to the **POINT OF BEGINNING**;

THENCE, South 89 degrees, 23 minutes, 50 seconds West, continuing along the said north line of Walnut Hill Lane and the south line of said Lot 2, Block A/6222, a distance of 15.00 feet to a point for corner;

THENCE, departing the said north line of Walnut Hill Lane and the south line of said Lot 2, Block A/6222 into and across said Lot 2, Block A/6222, the following three (3) calls:

North 01 degrees, 00 minutes, 11 seconds West, a distance of 20.00 feet to a point for corner;

North 89 degrees, 23 minutes, 50 seconds East, a distance of 15.00 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	_____
Date:	06-26-2020
SPRG NO:	5276

EXHIBIT A – TRACT 5
WATER VAULT EASEMENT ABANDONMENT

Thomas Jefferson High School
Part of Lot 2, Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

South 01 degrees, 00 minutes, 11 seconds East, a distance of 20.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 300 square feet or 0.007 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.


(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip Date 6/24/20
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



2415-20.005 EX1.DOC
2415-20.005_EX 1.dwg JAN

(For SPRG use only)	
Reviewed By:	
Date:	06.26.2020
SPRG NO:	5276

LEGEND

	PROPERTY LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	ABANDONED PARCEL LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	O - POINT FOR CORNER (UNLESS OTHERWISE NOTED)	R.O.W. - RIGHT-OF-WAY
(C.M.)	- CONTROLLING MONUMENT	P.O.C. - POINT OF COMMENCING
VOL.	- VOLUME	P.O.B. - POINT OF BEGINNING
PG.	- PAGE	
INST.	- INSTRUMENT	
NO.	- NUMBER	



0 15 30 60

GRAPHIC SCALE IN FEET

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

GOODING DRIVE

(60' RIGHT-OF-WAY)

(VOL. 24, PG. 67)

(M.R.D.C.T.)

(VOL. 4089, PG. 607)

(D.R.D.C.T.)

KILLION DRIVE

(60' RIGHT-OF-WAY)

(VOL. 4089, PG. 607)

(D.R.D.C.T.)

(VOL. 24, PG. 67)

(M.R.D.C.T.)

WALNUT HILL LANE

(VARIABLE WIDTH RIGHT-OF-WAY)

COUNTY ROAD NO. 286
FRANCIS A. WINN SURVEY
ABSTRACT NO. 1578

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179

Date

(For SPRG use only)

Reviewed By: *JW*

Date: 06.26.2020

SPRG NO: 5276

WATER VAULT EASEMENT ABANDONMENT

THOMAS JEFFERSON
HIGH SCHOOL

PART OF LOT 2, BLOCK A/6222

BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 3 OF 3

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	JWW	1"=30'	JUNE 2020	2415-20.005