

14,211 SQUARE FEET (0.3262 ACRE)
DALLAS CITY BLOCK NUMBER 6990
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Description of a 14,211 Square Foot (0.3262 of an acre) unplatted tract of land located in City of Dallas Block 6990, in the Abraham Bast Survey, Abstract No. 109, City of Dallas, Dallas County, Texas, being a portion of a called 3.0 acre tract of land (designated "Parcel II") described in the Special Warranty Deed to the City of Dallas recorded in Instrument No. 200900071519 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 14,211 square foot tract of land begin more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found (Record Monument) (RM) at the common northwesterly corner of said called 3.0 acre tract of land, southeasterly corner of a called 3,034 square foot tract of land described in the deed to Tai Y. Chung and wife, Soon EE Chung as described in the deed recorded in Volume 86041, Page 3331 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and southwest corner of a 10 foot right-of-way dedication as shown of the plat of Vaiden Hill No. 1, an addition to the City of Dallas as recorded in Instrument No. 20080319216, O.P.R.D.C.T., said 5/8" iron rod found being in the northerly right-of-way line of Illinois Avenue, a variable width right-of-way, from said 5/8 inch iron rod found, an "X" in concrete found (RM) at the common southeasterly corner of said called 10 foot right-of-way dedication and southwesterly corner of a called 10 foot right-of-way dedication as shown on the plat of Vaiden Hill, an addition to the City of Dallas as recorded in Instrument No. 200600241430 bears North 88°20'48" East, along the common southerly line of said called 10 foot right-of-way dedication by Vaiden Hill No. 1 and northerly line of said called 3.0 acre tract of land, a distance of 95.11 feet, also from said 5/8 inch iron rod found, an "X" in concrete found (RM) at the most southerly southwest corner of said called 3,034 square foot tract bears South 88°20'48" West, along the common southerly line of said called 3,034 acre tract of land and northerly right-of-way line of said Illinois Avenue, a distance of 60.74 feet;

THENCE South 43° 43' 21" East, along the southwesterly line of said called 3.0 acre tract of land, a distance of 121.24 feet to a 5/8 inch iron rod with yellow cap stamped "CRIADO" set at the **POINT OF BEGINNING** of the herein described tract of land, said point being the northwesterly corner of said Block 6990, said point also being in the apparent southerly right-of-way line of said Illinois Avenue;

THENCE North 88° 20' 48" East, over and across said called 3.0 acre tract of land, a distance of 101.03 feet to a 1/2 inch iron rod found (RM) at the northwesterly corner of a called 1.0520 acre tract of land described in the deed to Quiktrip Corporation recorded in Instrument No. 201600350770 O.P.R.D.C.T. , said point being the common northeasterly corner of said City Block 6990 and northwesterly corner of City Block 6114, said point also being in the northeasterly line of said called 3.0 acre tract of land;



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City Land to be
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QuikTrip

THENCE South 43° 43' 21" East, along the northeasterly lines of said called 3.0 acre tract of land and said City Block 6990, common to the southwesterly lines of said called 1.0520 acre tract of land and said City Block 6114, a distance of 189.01 feet to a point located in a tree, from which 5/8 inch iron rod with yellow cap stamped "CRIADO" set for reference bears South 87° 56' 58" West at a distance of 5.00 feet;

THENCE South 87° 56' 58" West, over and across said called 3.0 acre tract of land, a distance of 100.41 feet to a 1/2 inch iron rod found (RM) at the common southeasterly corner of Lot D, Block 3/6983 as shown on the plat of Miller/Kyle Addition, an addition to the City of Dallas as recorded in Volume 91141, Page 2844 D.R.D.C.T., and northeasterly corner of Lot B, Block 3/6983 of Village Green No. 3, an addition to the City of Dallas as recorded in Volume 70239, Page 1264 D.R.D.C.T., said 1/2 inch iron rod found being in the common southwesterly line of said City Block 6990 and said called 3.0 acre tract of land and northeasterly line of said City Block 6983;

THENCE North 43° 43' 21" West, along the southwesterly lines of said called 3.0 acre tract of land and said City Block 6990 and partially along the northeasterly lines of said Lot D and said City Block 6114, a distance of 189.95 feet to the **POINT OF BEGINNING**, and containing 14,211 Square Foot (0.3262 of an acre) of land, more or less.

Bearings are based on the State Plane Coordinate System, NAD 83 (2011) epoch 2010.00, Texas North Central Zone 4202. All distances shown hereon are surface and may be reduced to grid by dividing by a scale factor of 1.000136506.

A Plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.



8/3/17

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Criado & Associates
4100 Spring Valley, Suite 1001
Dallas, Texas 75244
TBPLS Firm Registration No. 101633-00



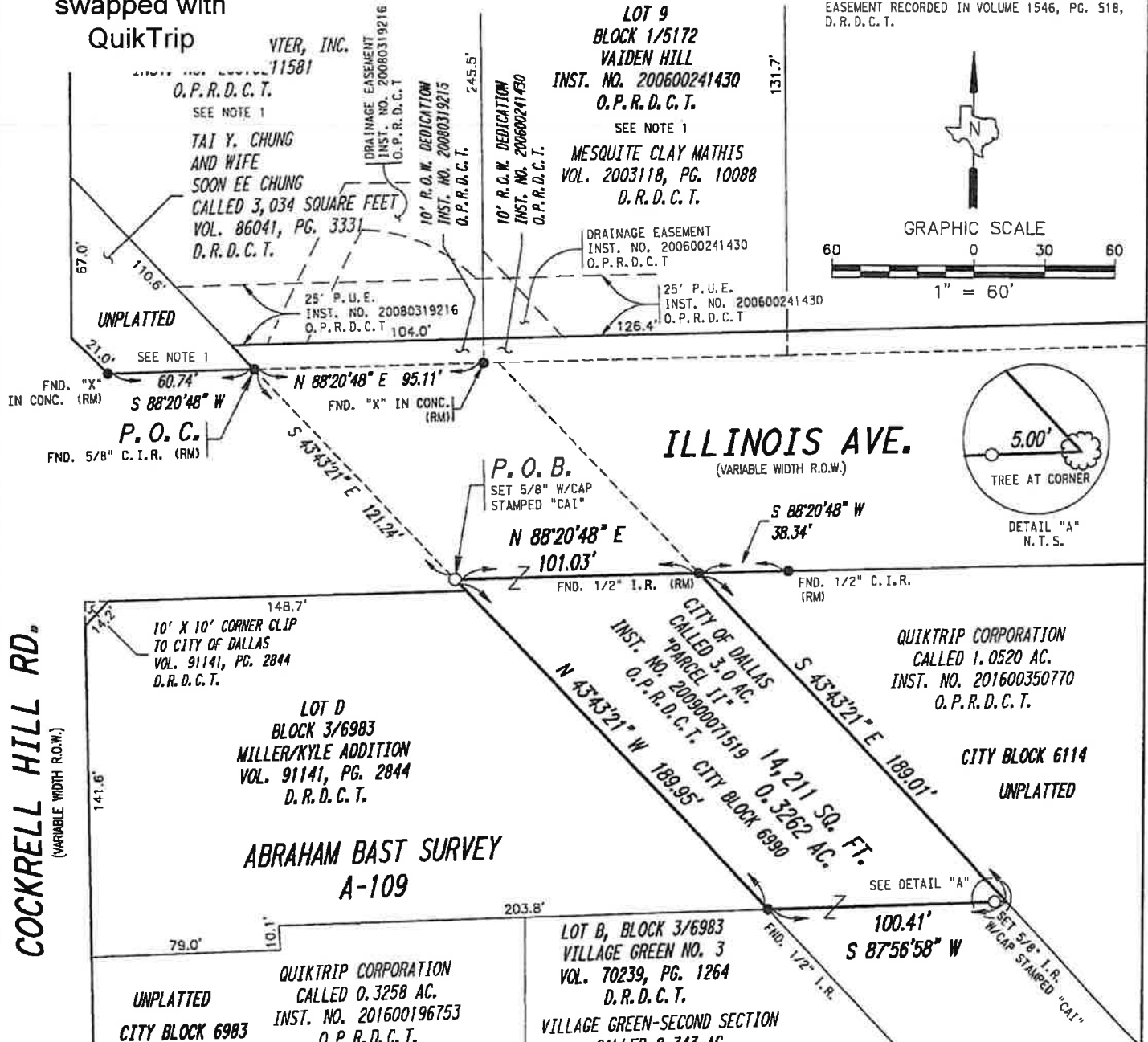
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NOTE 1: THIS PROPERTY MAY BE AFFECTED BY
A SOUTHWESTERN BELL TELEPHONE BLANKET
EASEMENT RECORDED IN VOLUME 1546, PG. 518,
D.R.D.C.T.



THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. THEREFORE,
ALL ENCUMBRANCES AFFECTING THE PROPERTY MAY NOT BE SHOWN.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR,
DO HEREBY DECLARE THAT THIS DESCRIPTION IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY
DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND
UNDER MY DIRECTION AND SUPERVISION.

Calvin E. Cock, III
8/3/17
CALVIN E. COCK, III
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622

ABBREVIATIONS

I.R. IRON ROD
C.I.R. IRON ROD WITH CAP
R.O.W. RIGHT-OF-WAY
(RM) MONUMENT OF RECORD
PG. PAGE
P.U.E. PUBLIC UTILITY EASEMENT
VOL. VOLUME
D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LEGEND

● FOUND MONUMENT
○ SET MONUMENT

A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202. PAGE 3 OF 3

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