

STREET RIGHT-OF-WAY ABANDONMENT**EXHIBIT A**

WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279
ADJACENT TO BLOCKS 6550 AND 6552
CITY OF DALLAS, DALLAS COUNTY, TEXAS


Being 2,900 square feet or 0.067 of an acre of land located in the WILLIAM COCHRAN SURVEY, Abstract No. 279, City of Dallas, Dallas County, Texas, adjacent to City of Dallas Block 6550, and being a part of the same tract of land described in Warranty Deeds as Save and Except to the City of Dallas, recorded in Volume 4990, Page 302, Volume 68164, Page 1773, Volume 68164, Page 1817 and Volume 92247, Page 4423, Deed Records, Dallas County, Texas, being one foot South of a tract of land described in deed to Cogent Realty, LLC, recorded in Instrument No. 201900207385, Official Public Records, Dallas County, Texas, and being adjacent to a tract of land described in deed to American Property Acquisitions, LLC, recorded in Instrument No. 201400000646, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of Goodnight Lane, a variable width public right-of-way, being South 00°41'45" East, a distance of 1.00' from a 5/8" iron rod with a red cap stamped "LTRA" found in the North line of Wisconsin Street, a 50' wide public right-of-way, at the Southwest corner of Judgement to the City of Dallas, recorded in Instrument No. 201700090580, Official Public Records, Dallas County, Texas;
Thence North 88°49'19" East, one foot South of and parallel to the North line of said Judgement to the City of Dallas, a distance of 100.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of a tract of land described in deed to Tom W. Field, recorded in Volume 767, Page 455, Deed Records, Dallas County, Texas, said point being South 00°41'45" East, a distance of 1.00 foot from a 1/2" iron rod found at the Southeast corner of said Cogent tract;
Thence South 00°41'45" East, a distance of 29.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Lot 1, Block 6550 of Goodnight Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 223, Map Records, Dallas County, Texas;
Thence South 88°49'19" West, a distance of 100.00' to an "X" set in concrete paving in said East line of Goodnight Lane, at the Northwest corner of said Lot 1;
Thence North 00°41'45" West, along said East line, a distance of 29.00' to the PLACE OF BEGINNING and containing 2,900 square feet or 0.067 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)

(FOR SPRG USE ONLY)

REVIEWED BY: JD
DATE: 4/19/2021
SPRG NO: 5484


John S. Turner, R.P.L.S. #5310
4-16-21
Date

**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

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Job Number: 20-0947

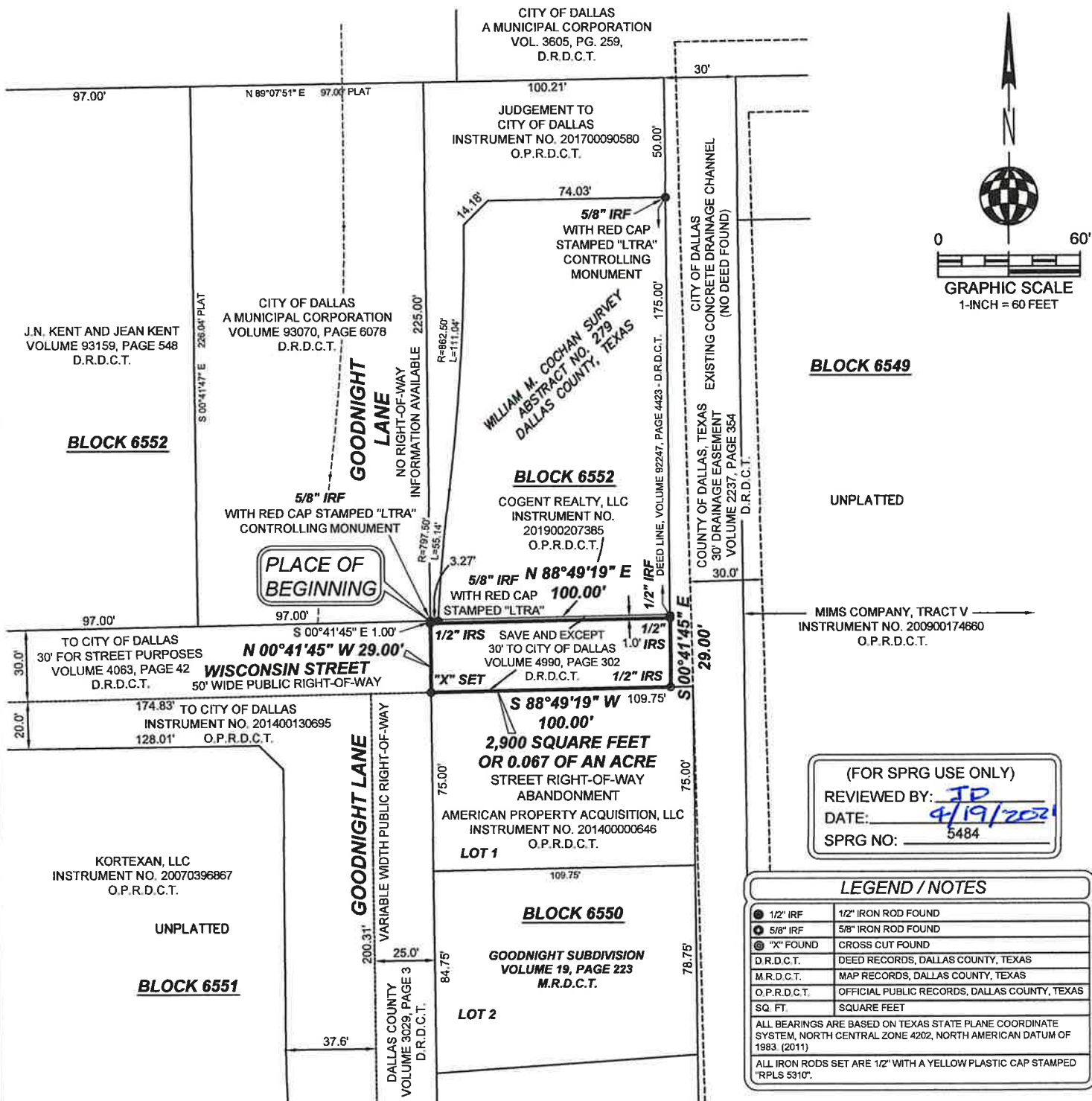
Date: 10-5-2020

Drafter: 543

"A professional company operating in your best interest"

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