

# EXHIBIT A

STREET RIGHT-OF-WAY ABANDONMENT  
PORTION OF PEARL EXPRESSWAY  
ADJACENT TO LOT 1A, BLOCK 12/147 OF FARMER'S MARKET ADDITION, PHASE 1  
& LOT 11A, BLOCK 13/146 OF FARMER'S MARKET ADDITION, PHASE 2  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

### PROPERTY DESCRIPTION

BEING a 216 square foot (0.005 acres) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, same being a portion of Pearl Expressway (Volume P, Page 343 M.R.D.C.T.) (a variable width public right-of-way) adjacent to Lot 1A, Block 12/147, Farmer's Market Addition, Phase 1, Instrument No. 202000142504 & Lot 11A, Block 13/146, Farmer's Market Addition, Phase 2, Instrument No. 202500108714 O.P.R.D.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner, said rod being the northernmost common corner between said Lot 1A, Block 12/147 and said Lot 11A, Block 13/146, said rod also being South 47°39'45" East a distance of 19.25 feet to a 1/2 inch iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for southwest corner (and controlling monument) of said Lot 11A and in a northeast line of said Lot 1A;

THENCE North 47°39'45" West, along said northeast line of Lot 1A for a distance of 5.24 feet to a 1/2 inch iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner;

THENCE North 36°35'38" West, continuing along said northeast line of Lot 1A for a distance of 85.33 feet to a 1/2 inch iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner;

THENCE North 35°16'59" West, continuing along said northeast line of Lot 1A for a distance of 52.96 feet to a 1/2 inch iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner, said rod being the north corner of said Lot 1A;

THENCE North 54°00'00" East, departing said Lot 1A and traveling over and across aforementioned Pearl Expressway for a distance of 1.28 feet to a corner in the southwest line of aforementioned Lot 11A, said corner being North 36°00'00" West a distance of 75.73 feet to an "x" cut in concrete found for west corner (and controlling monument) of said Lot 11A, said "x" also being at the intersection of the northeast line of said Pearl Expressway and the southeast line of Jan Pruitt Way (Instrument Number 202000142504 O.P.R.D.C.T.) (35 foot public right-of-way);

THENCE South 36°00'00" East, along said southwest line of Lot 11A for a distance of 143.41 feet to the POINT OF BEGINNING and containing 0.005 acres, or 216 square feet of land, more or less.

### NOTES:

- cirf = 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" found for corner
- cirf (2) = 1/2" iron rod with orange plastic cap stamped "P&C 100871" found for corner
- cm = Controlling Monument
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- Inst No. = Instrument Number
- M.R.D.C.T. = Map Records, Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- R.O.W. = right-of-way
- "x" fnd = "x" cut in concrete found for corner

Basis of Bearings is the assumed northeast line (North 36°00'00" West) of Pearl Expressway, as shown on plat of the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 4, Page 350 M.R.D.C.T.



<small>(For SPRG use only)</small>	
Reviewed By:	<u>A. G</u>
Date:	<u>10/22/2025</u>
SPRG NO.:	<u>7058</u>



# EXHIBIT A

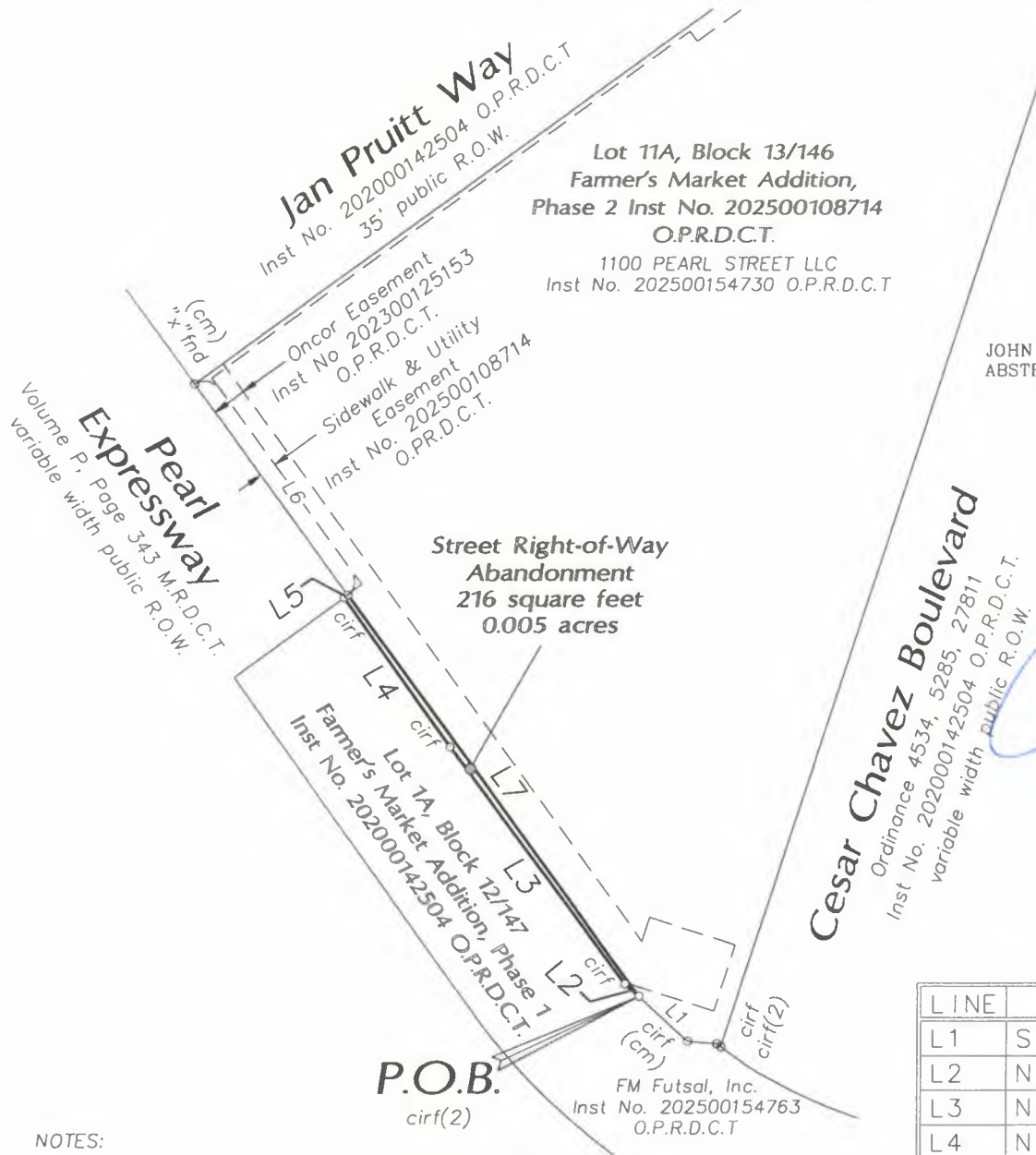
STREET RIGHT-OF-WAY ABANDONMENT  
 PORTION OF PEARL EXPRESSWAY  
 ADJACENT TO LOT 1A, BLOCK 12/147 OF FARMER'S MARKET ADDITION, PHASE 1  
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 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



0 10 30 50 75 feet



SCALE: 1" = 50'



Lot 11A, Block 13/146  
 Farmer's Market Addition,  
 Phase 2 Inst No. 202500108714  
 O.P.R.D.C.T.  
 1100 PEARL STREET LLC  
 Inst No. 202500154730 O.P.R.D.C.T

JOHN GRIGSBY SURVEY  
 ABSTRACT NUMBER 495

Street Right-of-Way  
 Abandonment  
 216 square feet  
 0.005 acres

Cesar Chavez Boulevard  
 Ordinance 4534, 5285, 27811  
 Inst No. 20200142504 O.P.R.D.C.T.  
 variable width, public R.O.W.



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 47°39'45" E	19.25'
L2	N 47°39'45" W	5.24'
L3	N 36°35'38" W	85.33'
L4	N 35°16'59" W	52.96'
L5	N 54°00'00" E	1.28'
L6	N 36°00'00" W	75.73'
L7	S 36°00'00" E	143.41'

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