

COPY

UTILITY EASEMENT ABANDONMENT  
Part of Lot 7, Block 4/5501  
Sheraton Estates  
John W. Smith Survey, Abstract No. 1336  
City of Dallas, Dallas County, Texas

EXHIBIT A

BEING A 2,758 SQUARE FEET OR 0.063 ACRES TRACT OF LAND SITUATED IN THE JOHN W. SMITH SURVEY, ABSTRACT NO. 1336 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF LOT 7, BLOCK 4/5501 OF SHERATON ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 16, PAGE 147, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), BEING PART OF A 15 FOOT UTILITY EASEMENT CREATED BY SAID SHERATON ESTATES, BEING PART OF A TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO SPIGNER-MASORY REVOCABLE TRUST, RECORDED IN INSTRUMENT #202400074365, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH IRON ROD (CONTROLLING MONUMENT) FOUND AT THE NORTHWEST CORNER OF SAID SPIGNER-MASORY TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 4/5501, SAID SHERATON ESTATES, SAME BEING IN THE SOUTH LINE OF LOT 7, BLOCK A/6388 OF NORTHEAVEN PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 20, PAGE 265 (M.R.D.C.T.):

THENCE NORTH 89 DEGREES 17 MINUTES 04 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID SPIGNER-MASORY TRACT AND THE SOUTH LINE OF BLOCK A/6388, A DISTANCE OF 95.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE SOUTH LINE OF LOT 10, BLOCK A/6388 SAID NORTHEAVEN PARK ADDITION;

THENCE OVER AND ACROSS SAID SPIGNER-MASORY TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 17 MINUTES 04 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 10, BLOCK A/6388, SAID NORTHEAVEN PARK ADDITION, A DISTANCE OF 141.59 FEET TO A POINT FOR CORNER, FROM WHICH A 1 INCH IRON PIPE (CONTROLLING MONUMENT) FOUND AT THE NORTHEAST CORNER OF SAID SPIGNER-MASORY TRACT BEARS, NORTH 89 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 63.69 FEET;

SOUTH 33 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 39.50 FEET TO A POINT FOR CORNER, IN THE NORTHERLY RIGHT OF WAY LINE OF AZALEA LANE, A 50 FOOT RIGHT OF WAY;

SOUTH 51 DEGREES 07 MINUTES 38 SECONDS WEST, WITH THE NORTHERLY LINE OF SAID AZALEA LANE, A DISTANCE OF 15.06 FEET TO A POINT FOR CORNER;

NORTH 33 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 32.71 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 17 MINUTES 04 SECONDS WEST, A DISTANCE OF 153.97 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 25.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,758 SQUARE FEET OR 0.063 ACRES OF LAND MORE OR LESS

BASIS OF BEARINGS: BEARINGS ARE BASED ON GPS OBSERVATIONS USING THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011). ALL DISTANCES ARE SURFACE PROJECTION, USING A SCALE FACTOR OF 1.000136506 (TXDOT SCALE FACTOR).

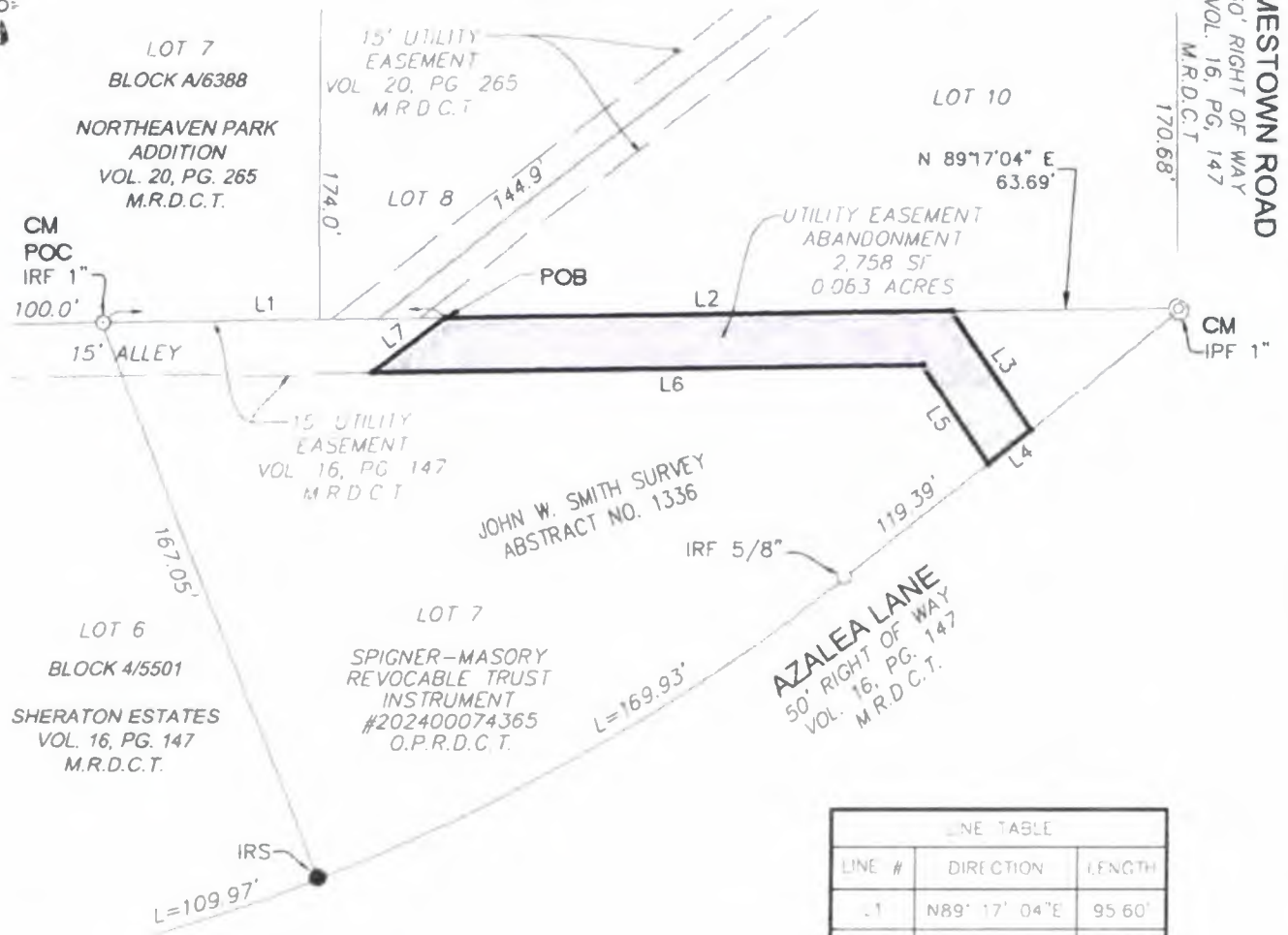
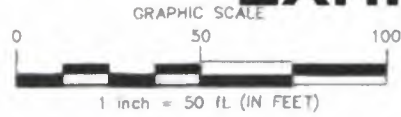
BY: Al Rodriguez DATE: 02/13/26

SURVEYOR'S NAME:

ANEL RODRIGUEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 6671



Reviewed by: A.G  
Date: 2/23/2026  
SPRG No. 7150



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 17' 04"E	95.60'
L2	N89° 17' 04"E	141.59'
L3	S33° 46' 16"E	39.50'
L4	S51° 07' 38"W	15.06'
L5	N33° 46' 16"W	32.71'
L6	S89° 17' 04"W	153.97'
L7	N53° 06' 15"E	25.41'

Reviewed By: A.G.  
 Date: 2/13/2026  
 SPRG No. 7150



*Aneel Rodriguez*  
 2/13/2026

**LEGEND**

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- M.R.D.C.T MAP RECORDS DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ⊙ IRF IRON ROD FOUND (AS NOTED)
- IRS IRON ROD SET (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- ⊙ XF "X" CUT FOUND (AS NOTED)

**ARA SURVEYING**  
 3615 KARNAGHAN LANE  
 MELISSA, TEXAS 75454  
 TEL: (972) 946-4172  
 TBPELS NO 10194713

**BASIS OF BEARINGS:** Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

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TECHNICIAN	DESIGN FILE NAME	SCALE	DATE
GONZALEZ	25111-5855 Azalea Ln Dallas-Esmf	1"=50'	01/26
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
RIVERA	A. RODRIGUEZ	SURVEY	25111