EXHIBIT "A"

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 202, City of Grand Prairie, Dallas County, Texas, the subject tract being a portion of Lot 1R, Block 1, Jones Addition according to the plat recorded in Volume 98188, Page 91 of the Plat Records, Dallas County, Texas (PRDCT), also being a portion of a 15 foot General Easement recorded in Volume 75079, Page 1524 of the Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the east line of said General Easement, and from which a 1/2" iron rod with plastic cap found for the southeast corner of Lot 1R, bears S 27°08'28" E, 900.90 feet;

THENCE N 89°29'56" W, 15.00 feet through said General Easement to the west line thereof;

THENCE N 00°30'04" E, 22.50 feet;

THENCE N 63°44'56" W, 375.29 feet;

THENCE N 26°15'04" E, 15.00 feet;

THENCE S 63°44'56" E, 10.00 feet;

THENCE N 26°15'04" E, 10.00 feet;

THENCE S 63°44'56" E, 10.00 feet;

THENCE S 26°15'04" W, 10.00 feet;

THENCE S 63°44'56" E, 364.71 feet to a point from which the northeast corner of Lot 1R, bears N 42°38'12" E, 592.24 feet;

THENCE S 00°30'04" W, 31.92 feet to the POINT OF BEGINNING with the subject tract containing 6,208 square feet or 0.143 acres of land.

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10043100

Drawn:	Checked:		Date	Job No.
TDB	DKB		7/2/19	18-127

EASEMENT ABANDONMENT

B.B.B.& C.R.R. SURVEY, A-202

CITY OF GRAND PRAIRIE

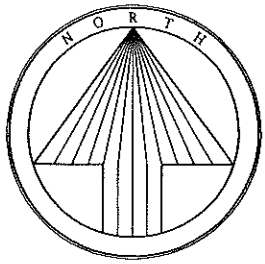
DALLAS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

DARREN K. BROWN, R.P.L.S. 5252

Drawing: G:\2018 JOBS\18-127 SAA – FTW\ADMIN – SURVEY\DWG\18-127 Esmt Abandonment.dwg Saved By: Tbarnett Save Time: 7/2/2019 3:18:43 PM

Plotted by: tbarnett Plot Date: 7/30/2019 3:17 PM



30 0 30 60

1" = 60'

Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).

B.B.B. & C.R.R. SURVEY
ABSTRACT NO. 202

Lot 1R, Block 1
JONES ADDITION
Vol. 98188, Pg. 91 PRDCT

S 63°44'56" E
10.00'

N 26°15'04" E
10.00'

S 63°44'56" E
10.00'

S 26°15'04" W
10.00'

N 26°15'04" E
15.00'

15' General Esmt.
Vol. 75079, Pg. 1524
DRDCT

Easement
Abandonment
0.143 Ac.
(6,208 S.F.)

S 63°44'56" E
364.71'

N 63°44'56" W
375.29'

20' Utility Esmt.
Vol. 98188, Pg. 91
PRDCT

15' Utility Esmt.
Vol. 98188, Pg. 91
PRDCT

N 42°38'12" E ~ 592.24'
to a 1/2" CIRF (CM)

S 00°30'04" W
31.92'

N 00°30'04" E
22.50'

N 89°29'56" W
15.00'

10' General Esmt.
Vol. 85214, Pg. 1697
PRDCT

POINT OF
BEGINNING

S 27°08'28" E ~ 900.90'
to a 1/2" CIRF (CM)

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EASEMENT ABANDONMENT

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CITY OF GRAND PRAIRIE

DALLAS COUNTY, TEXAS

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TDB	DKB	1" = 60'	7/2/19	18-127

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