

EXHIBIT "A"

Metes and Bounds

Proposed Right-of-way abandonment area:

BEING a 0.1924 acre tract in the Pablo Mansola Survey, Abstract No. 992, City of Grand Prairie, Dallas County, Texas, dedicated for right-of-way in Whhow Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Instrument No. 201900166685, of the Official Public Records of Dallas County, Texas, and more particularly described as follows:

COMMENCING at a 5/8" inch iron rod found with cap stamped "PATE" found for the most easterly southeast corner of Lot 1, Block 1, said Whhow Addition and the southwest corner of Lot 7, Block 1, Monterrey Park, Phase 2 Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 20070201045, of the Official Public Records, Dallas County, Texas, said point also being in the north line of Lot 4, Block 10, Phillips Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 32, Page 75 of the Map Records of Dallas County, Texas;

THENCE S. 89°28'34" W., with the south line of Lot 1, Block 1, Whhow Addition, the north line of Lots 4, 3, 2, and 1, said Block 10 of Phillips Park Addition, a distance of 258.78 feet to a 1/2 inch rod with cap stamped "KSC2617" found for the northwest corner of said Lot 1, Block 10, and being in the east line of Brent Street (50' right-of-way at this point), said point being the **POINT OF BEGINNING** of the herein described tract;

THENCE S. 89°28'34" W., with the south line of said 0.1924 acre tract and crossing said Brent Street, a distance of 50.00 feet to a 1/2 inch rod with cap stamped "RPLS5519" found for the southwest corner of said 0.1924 acre tract, and the northeast corner of Lot 10, Block 14, of Replat of Phillips Park, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 1, of the Map Records of Dallas County, Texas, and being in the west line of said Brent Street;

THENCE N. 00°23'08" W., with west line of said 0.1924 acre tract, a distance of 55.30 feet to a 1/2 inch rod with cap stamped "RPLS5519" found for the most west corner of said Lot 1, Block 1, and being the beginning of a non-tangent curve to the right, whose radius bears: S. 84°26'20" E., 50.00 feet,

THENCE in a southeasterly direction with the common line of said Lot 1, Block 1 and said 0.1924 acre tract, with a curve to the right having a radius of 50.00 feet, an arc length of 230.16 feet and a chord that bears S. 42°33'59" E. 74.46 feet to the **POINT OF BEGINNING** and containing 8,379 square feet or 0.1924 acres of land, more or less.

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EXHIBIT A

0.1924 OF AN ACRE FOR RIGHT-OF-WAY ABANDONMENT

City of Grand Prairie, Dallas County, Tx.



DATE: 5/4/26	SCALE: 1"=20'	FILE: WH-1-1rowEXH
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K-2026 LAND-PROJECTS/WHHOW ADDITION

Note:

The basis of bearing for this survey is the Texas Coordinate System, NAD83, Texas North Central Zone, Realization 2011, based upon GPS measurements, according to the SmartNet GPS Reference Network. All distances, bearings, coordinates, and areas are grid.

I, **Kurtis R. Webb**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

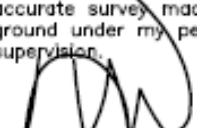

Kurtis R. Webb
Registered Professional Land
Surveyor Registration No. 4125



EXHIBIT "A"

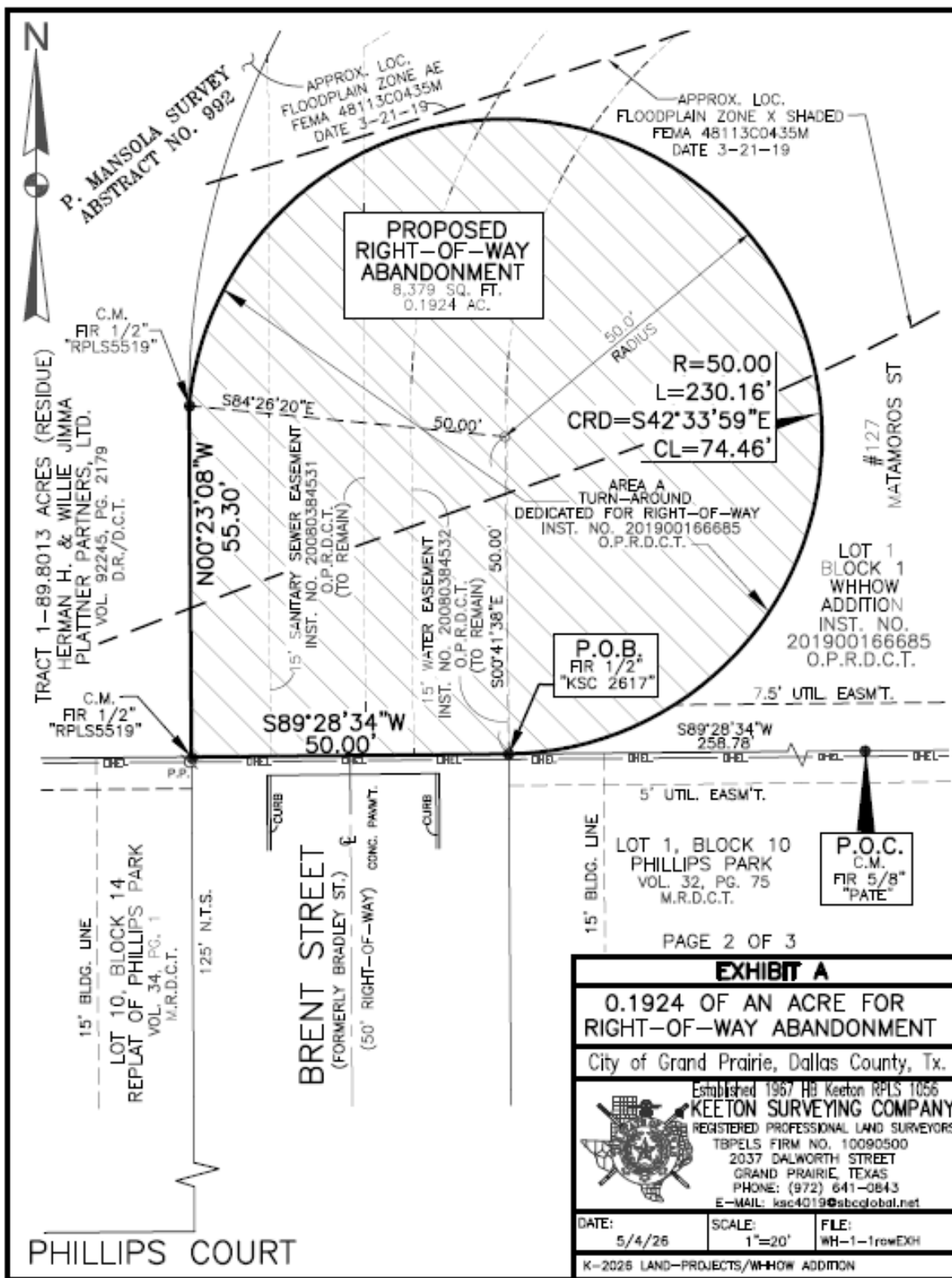


EXHIBIT "A"

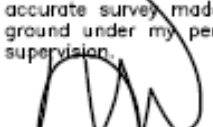
Surveyor's Notes:

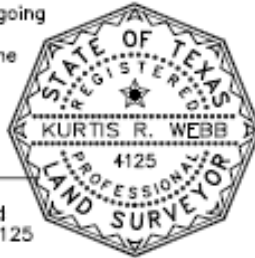
1. C.M. ~ Denotes Controlling Monuments.
2. The basis of bearing for this survey is the Texas Coordinate System, NAD83, Texas North Central Zone, Realization 2011, based upon GPS measurements, according to the SmartNet GPS Reference Network. All distances, bearings, coordinates, and areas are grid.
3. The Surveyor prepared this survey based without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property not provided.
4. The property may be subject to building setbacks lines per current City zoning ordinances not shown herein.
5. Not all improvements or underground utilities are shown.

LEGEND:

D.R.D.C.T. ~ DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. ~ OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 M.R.D.C.T. ~ MAP RECORDS OF DALLAS COUNTY, TEXAS
 FIR ~ FOUND IRON ROD
 P.O.B. ~ POINT OF BEGINNING
 P.P. ~ POWER POLE
 SIR ~ SET IRON ROD

I, **Kurtis R. Webb**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.


 Kurtis R. Webb
 Registered Professional Land Surveyor
 Surveyor Registration No. 4125



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EXHIBIT A

**0.1924 OF AN ACRE FOR
 RIGHT-OF-WAY ABANDONMENT**

City of Grand Prairie, Dallas County, Tx.

Established 1967 HB Keeton RPLS 1056
KEETON SURVEYING COMPANY
 REGISTERED PROFESSIONAL LAND SURVEYORS
 TBPELS FIRM NO. 10090500
 2037 DALWORTH STREET
 GRAND PRAIRIE, TEXAS
 PHONE: (972) 641-0843
 E-MAIL: kac4019@sbglobal.net

DATE: 5/4/26 SCALE: 1"=20' FILE: WH-1-1rowEXH

K-2026 LAND-PROJECTS/WHHOW ADDITION

