

EXHIBIT "A"
RIGHT-OF-WAY AND EASEMENT ABANDONMENT
4226 EAST MAIN STREET
DALLAS COUNTY, GRAND PRAIRIE, TX 75050

ABANDONMENT AREA DESCRIPTION

A PARCEL OF LAND SITUATED IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 846 AND THE PABLO MANSOLA SURVEY, ABSTRACT NO. 990, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS THOSE PORTIONS OF THAT CERTAIN PLAT VOLUME 89012, PAGE 1333 M.R.D.C.T. SHOWN AS LOT 1, BLOCK 2, 100' ROADWAY DEDICATION, SLOPE, SIDEWALK AND UTILITY EASEMENT AREAS. SAID AREAS BEING DESCRIBED BY PERIMETER METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR LOCATED AT THE NORTHEAST CORNER OF SAID PLAT, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, AND RUNNING THENCE SOUTH 14°32'05" EAST ALONG THE EAST BOUNDARY THEREOF FOR A DISTANCE OF 603.25 FEET TO THE WEST LINE OF THAT CERTAIN AREA SHOWN AS ROADWAY, SLOPE, SIDEWALK AND UTILITY EASEMENT;

THENCE RUN ALONG SAID WEST LINE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 163.01 FEET, A RADIUS OF 1400.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 37°43'56" WEST 162.92 FEET;

THENCE CONTINUE ALONG SAID WEST LINE RUNNING NORTH 41°04'11" WEST FOR A DISTANCE OF 423.12 FEET TO ITS INTERSECTION WITH THE NORTH BOUNDARY OF SAID PLAT;

THENCE RUN NORTH 58°58'31" EAST ALONG SAID NORTH BOUNDARY FOR A DISTANCE OF 264.06 FEET TO THE POINT OF BEGINNING, AND CONTAINING 74,107 SQUARE FEET, OR 1.701 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS EXHIBIT IS GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83-2011, WHICH IS BASED OFF OF THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N58°58'31"E PER GPS COORDINATE OBSERVATIONS.

LATITUDE: 32°44'59.6044"
LONGITUDE: -96°56'21.3120"
CONVERGENCE ANGLE: 00°51'04.4010"

GENERAL NOTES

1. THE DISTANCES SHOWN ON THIS EXHIBIT ARE GROUND.
2. SOME FEATURES MAY BE SHOWN OUT OF SCALE FOR CLARITY.
3. DIMENSIONS ON THIS EXHIBIT ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
4. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6727
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

DATE: 06/06/2025
SURVEYOR JOB #24-10184.01

SURVEYOR INFORMATION:

BLEW

Surveying | Engineering | Environmental

BLEW & ASSOCIATES, PA
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY@BLEWINC.COM

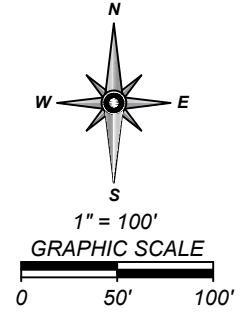
SHEET 1 OF 2

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 DALLAS COUNTY, GRAND PRAIRIE, TX 75050

N/F
 UNION PACIFIC RR CO
 9999 NO NAME ST
 GRAND PRAIRIE, TX 75050
 APN:28UNPACIFICRRT400

FOUND 1/2"
 REBAR



N 58°58'31" E 264.06'(C)

AREA OF ABANDONMENT
 SAVE & EXCEPT
 ROADWAY, SLOPE,
 SIDEWALK & UTILITY
 EASEMENT PER
 BOOK 89702, PG 1333
 74,107± SQ. FT.
 1.701± ACRES

N/F
 HEYDARIAN BRUCE &
 4700 E MAIN ST
 GRAND PRAIRIE, TX 75050
 APN:65099030010010000
 PER INST NO. 201600352519

LOT 2, BLOCK A

N 47°04'17" W 423.12'(C)

S 14°32'05" E 603.25'(C)

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- ◆ COMPUTED POINT
- (C) CALCULATED DIMENSION
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(C)	1400.00'	163.01'	6°40'16.59"	N 37°43'56" W	162.92'



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SHEET 2 OF 2

DAVID A. NIX
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