

EXHIBIT "A"
STREET RIGHT-OF-WAY ABANDONMENT
WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

BEING A 0.3356 ACRE (14,619 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM LARNER SURVEY, ABSTRACT NUMBER 799, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, BEING A PORTION OF CARROLL AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), DEDICATED BY D.C. PERRY'S ADDITION, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 274, PAGE 75, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.), AND THE BLANTON ADDITION, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 221, M.R.D.C.T.; SAID 0.3356 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION BY THE FOXWORTH-GALBRAITH ADDITION, PHASE THREE, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201100198248, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF MYERS STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, NORTH 00°11'46" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET, AT A DISTANCE OF 20.00 FEET PASSING A CUT "X" FOUND FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID BLANTON ADDITION, SAME BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET WITH THE NORTH LINE OF A 20-FOOT ALLEY, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET IN ALL FOR A TOTAL DISTANCE OF 124.98 FEET TO A CUT "X" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET WITH THE SOUTH LINE OF SAID CARROLL AVENUE;

THENCE, NORTH 89°58'14" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CARROLL AVENUE, A DISTANCE OF 8.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE, NORTH 89°58'14" WEST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CARROLL AVENUE, A DISTANCE OF 324.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF LOT 4, BLOCK 1 OF SAID BLANTON ADDITION;

THENCE, NORTH 00°01'46" EAST, OVER AND ACROSS SAID CARROLL AVENUE, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID CARROLL AVENUE, AND THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID D.C. PERRY'S ADDITION;

THENCE, SOUTH 89°58'14" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CARROLL AVENUE, A DISTANCE OF 324.93 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF LOT 11, BLOCK 1 OF SAID D.C. PERRY'S ADDITION;

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THENCE SOUTH 00°11'46" WEST, OVER AND ACROSS SAID CARROLL AVENUE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 14,619 SQUARE FEET OR 0.3356 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985686993.



