

**Photographs of Subject Property
Include Each Major Improvement**

Parcel No.: P00067333 Local Address: 2911 Dawson Street
Date Taken: October 13, 2023 Taken By: Michelle A. Mosley
1. Point from which taken: Dawson Street Looking: Northwest at Subject



2. Point from which taken: Dawson Street Looking: Northeast along Dawson Street



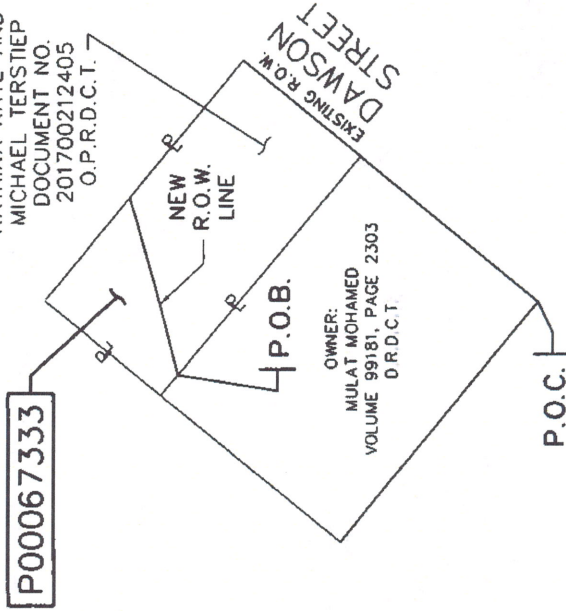


EXHIBIT "A"
PAGE 5 OF 5

PARENT TRACT INSERT
(NOT TO SCALE)

EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.12 (DEED)	0.0277	-	0.0923

OWNER:
KATRINA KAYE AND
MICHAEL TERSTIEP
DOCUMENT NO.
201700212405
O.P.R.D.C.T.



Robert A. Hansen

ROBERT A. HANSEN, L.S.L.S. & R.P.L.S.
TEXAS REGISTRATION NO. 6439

A PLAT OF A SURVEY OF
PARCEL P00067333
FOR I.H. 30
R.O.W. C.S.J. 0009-11-266
CONST. C.S.J. 0009-11-252
(0.0277 AC.) PARCEL OF LAND
IN THE JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495
CITY OF DALLAS
DALLAS COUNTY, TEXAS

NOTES:

- THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM (NAD 83), 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.000136506 UNIT OF MEASURE IS U.S. SURVEY FEET.
- THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT.
- A LEGAL DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
- ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (I.H. 30 CENTERLINE).

LEGEND:

- SURVEY LINE
- - - - - EXISTING TXDOT R.O.W. LINE
- — — — — PROPERTY LINE
- — — — — NEW CENTERLINE
- — — — — NEW R.O.W. LINE
- — — — — NEW TXDOT EASEMENT LINE
- — — — — EXISTING EASEMENT LINE
- — — — — BROKEN LINE
- — — — — LAND HOOK (SAME OWNER)
- — — — — TXDOT TYPE I MONUMENT FOUND (UNLESS OTHERWISE NOTED)
- — — — — MONUMENT FOUND (SIZE & TYPE NOTED)
- — — — — CALCULATED POINT
- — — — — 5/8" IRON ROD WITH A PINK 1-3/4" PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET (UNLESS OTHERWISE NOTED)

- ACRES
- (CM)
- DEED RECORDS OF DALLAS COUNTY, TEXAS
- EASEMENT
- FARM TO MARKET ROAD
- LEFT
- MAP RECORDS OF DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- PLAT RECORDS OF DALLAS COUNTY, TEXAS
- POINT OF BEGINNING
- POINT OF COMMENCING
- RIGHT
- RIGHT-OF-WAY
- SQUARE FEET
- STATE HIGHWAY
- AC CONTROLLING MONUMENT
- D.R.D.C.T.
- (E)
- FM
- LT
- M.R.D.C.T.
- O.P.R.D.C.T.
- P.R.D.C.T.
- P.O.B.
- P.O.C.
- RT
- R.O.W.
- SQ. FT.
- SM

EXHIBIT "A"
PAGE 4 OF 5

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING
C1	1,022.00'	03°14'33" (RT)	S 74°47'11" W
			57.83
			57.84

OWNER:
CALLED 0.16
ACRES
WADE HENDERSON
DOCUMENT NO.
201700357267
O.P.R.D.C.T.

LOT 7, BLOCK 1/857
GANO AND EAKINS ADDITION
VOLUME 69, PAGE 63
M.R.D.C.T.

P00067333
0.0277 ACRES OR
1,205 SQ. FT.

OWNER:
WADE HENDERSON
DOCUMENT NO.
200900023963
O.P.R.D.C.T.

STA 541+51.57
228.43' RT
P.O.B.
N=6.971,852 38
E=2,498,267 73
STATION 541+57.38
234.44' RT

LOT 1A, BLOCK 6/856
CITY SQUARE OPPORTUNITY CENTER
DOCUMENT NO. 21200059951
O.P.R.D.C.T.

OWNER:
CITY SQUARE
DOCUMENT NO. 202000221109
O.P.R.D.C.T.

OWNER:
KATRINA KAYE AND
MICHAEL TERSTIEP
DOCUMENT NO.
201700212405
O.P.R.D.C.T.

OWNER:
MULAT MOHAMED
VOLUME 99181, PAGE 2303
D.R.D.C.T.

LOT 6,
BLOCK 1/857

P.O.C.
FOUND 1/2"
IRON ROD (CM)

OWNER:
AUGUSTINE M.
MORENO
DOCUMENT NO.
200001168822
O.P.R.D.C.T.

FOUND 1/2"
IRON ROD BEARS
S 14°55'09" W 3'30"

OWNER:
ROBERTO JAMAICA AND
EVA JAMAICA
DOCUMENT NO.
198801168694
O.P.R.D.C.T.

OWNER:
ROBERTO
JAMAICA AND
EVA JAMAICA
DOCUMENT NO.
201900011134
O.P.R.D.C.T.

LOT 5,
BLOCK 1/857

EXISTING R.O.W.
(60' WIDTH RIGHT-OF-WAY)
VOLUME 69, PAGE 63
D.R.D.C.T.

DAWSON STREET
(60' WIDTH RIGHT-OF-WAY)
VOLUME 69, PAGE 63
D.R.D.C.T.

OWNER:
DELSAC VI INC
VOLUME 88157,
PAGE 3210
D.R.D.C.T.

LOT 8

CITY OF DALLAS
DALLAS COUNTY
JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

LOT 7
BLOCK 2/859

GANO AND EAKINS ADDITION
VOLUME 69, PAGE 63
M.R.D.C.T.

LINE	TABLE	L1	N 50°12'57" W	89.72'
		L2	N 50°12'57" W	8.37'
		L3	N 39°11'07" E	47.15'
		L4	S 50°31'03" E	42.03'
		L5	S 50°31'03" E	56.24'

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