

SANITARY SEWER EASEMENT ABANDONMENT
LOT 1B, BLOCK 1/7501, PRESBYTERIAN VILLAGE, PHASE B ADDITION
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 248 square foot (0.006 acre) tract of land situated in the David Barrow Survey, Abstract No. 177, and City of Dallas Block 1/7501, Dallas County, Texas; being all of that 7.5' Sanitary Sewer Easement recorded in Volume 88165, Page 2351, Deed Records, Dallas County, Texas; also being a portion of Lot 1B, Block 1/7501 of Presbyterian Village, Phase B Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201700204341, Official Public Records, Dallas County, Texas as conveyed to Presbyterian Village North by Correction Special Warranty Deed recorded in Instrument No. 201400313004, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found for corner in the north right-of-way line of Stults Road (a 60-foot wide right-of-way; Volume 1895, Page 182, Deed Records, Dallas County, Texas) at the southwest corner of said Lot 1B;

THENCE N 89° 54' 58" E, with said north right-of-way line of Stults Road and said south line of Lot 1B, a distance of 1175.80 feet to the southwest corner of a 7.5' Sanitary Sewer Easement recorded in Volume 5413, Page 616, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod found bears N 89° 54'58" E, a distance of 147.41 feet;

THENCE N 0° 33' 52" W, departing said north right-of-way line of Stults Road, over and across said Lot 1B with the west line of said 7.5' Sanitary Sewer Easement, a distance of 580.11 feet to the **POINT OF BEGINNING**;

THENCE departing said west line of the 7.5' Sanitary Sewer Easement, the following courses and distances:

N 50° 05' 02" W, a distance of 36.27 feet to a point for corner;

N 39° 54' 58" E, a distance of 7.50 feet to a point for corner;

S 50° 05' 02" E, a distance of 29.87 feet to a point for corner in the west line of said 7.5' Sanitary Sewer Easement recorded in Volume 5413, Page 616 of said Deed Records;

THENCE S 00° 33' 52" E, with the west line of the 7.5' Sanitary Sewer Easement, a distance of 9.86 feet to the **POINT OF BEGINNING** and containing 248 square feet or 0.006 acres of land, more or less.

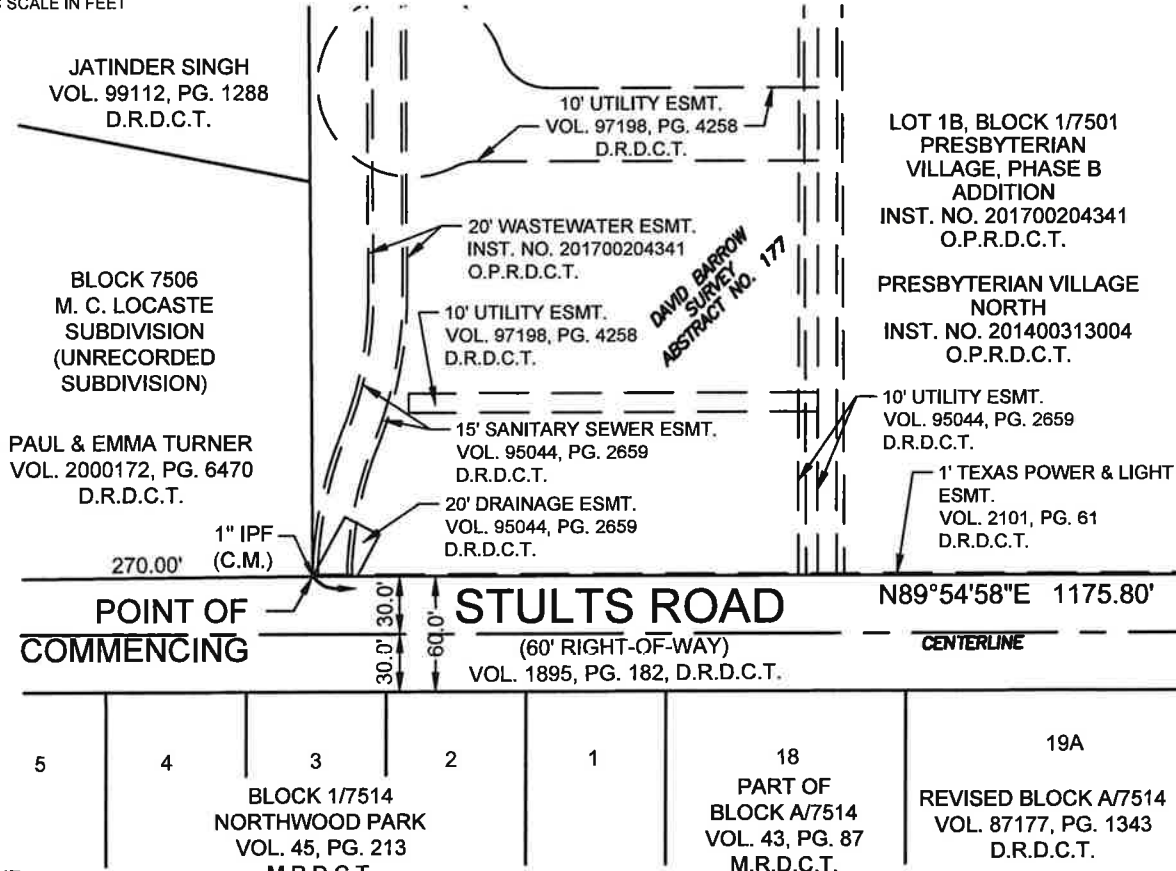
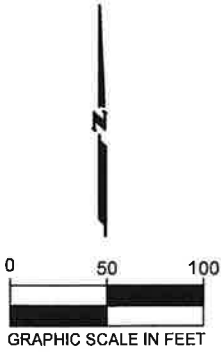
The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

(For SPRG use only)
Reviewed By: JL
Date: 2-12-20
SPRG NO: 5192



Candy Hone, RPLS 2/10/2020
Candy Hone
Registered Professional Land Surveyor, No. 5867

**SANITARY SEWER EASEMENT ABANDONMENT
 LOT 1B, BLOCK 1/7501, PRESBYTERIAN VILLAGE, PHASE B ADDITION
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**



LEGEND
 P.O.B. = POINT OF BEGINNING
 Δ = CENTRAL ANGLE
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 SWBT = SOUTHWESTERN BELL TELEPHONE COMPANY
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
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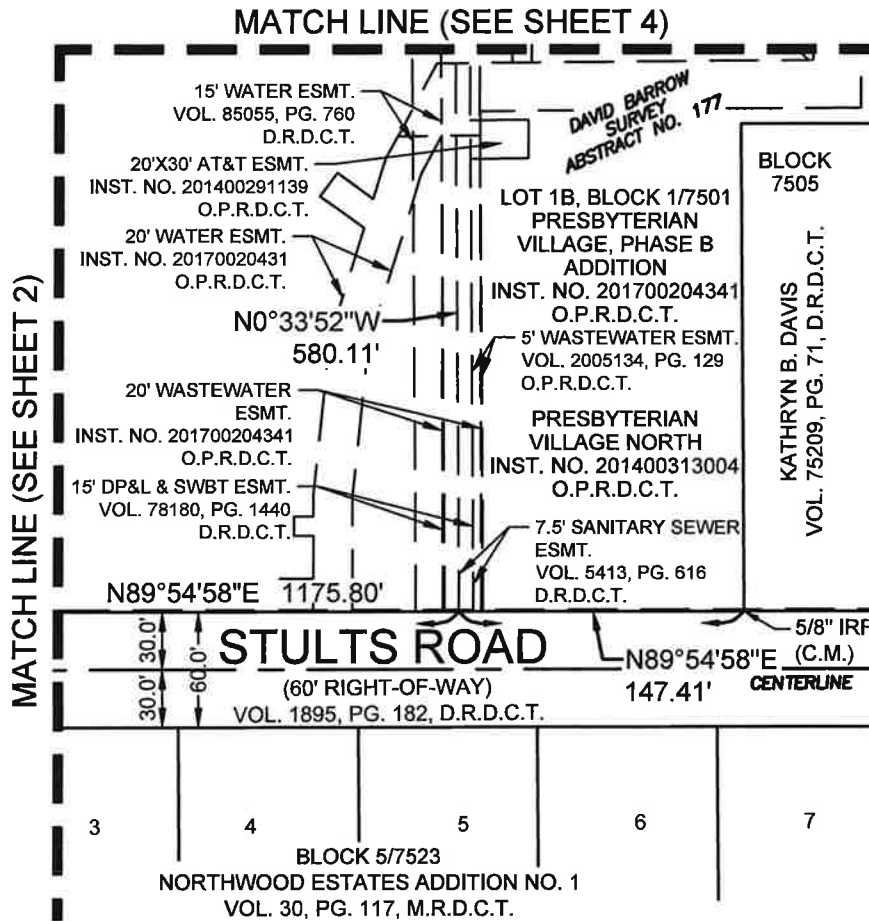
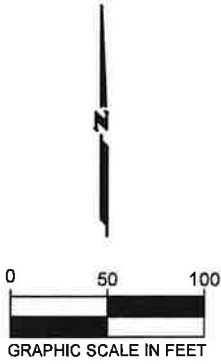
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VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2019-004
 SHEET 2 OF 4

Candy Hone, RPLS 2/10/2020
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Reviewed By: JC

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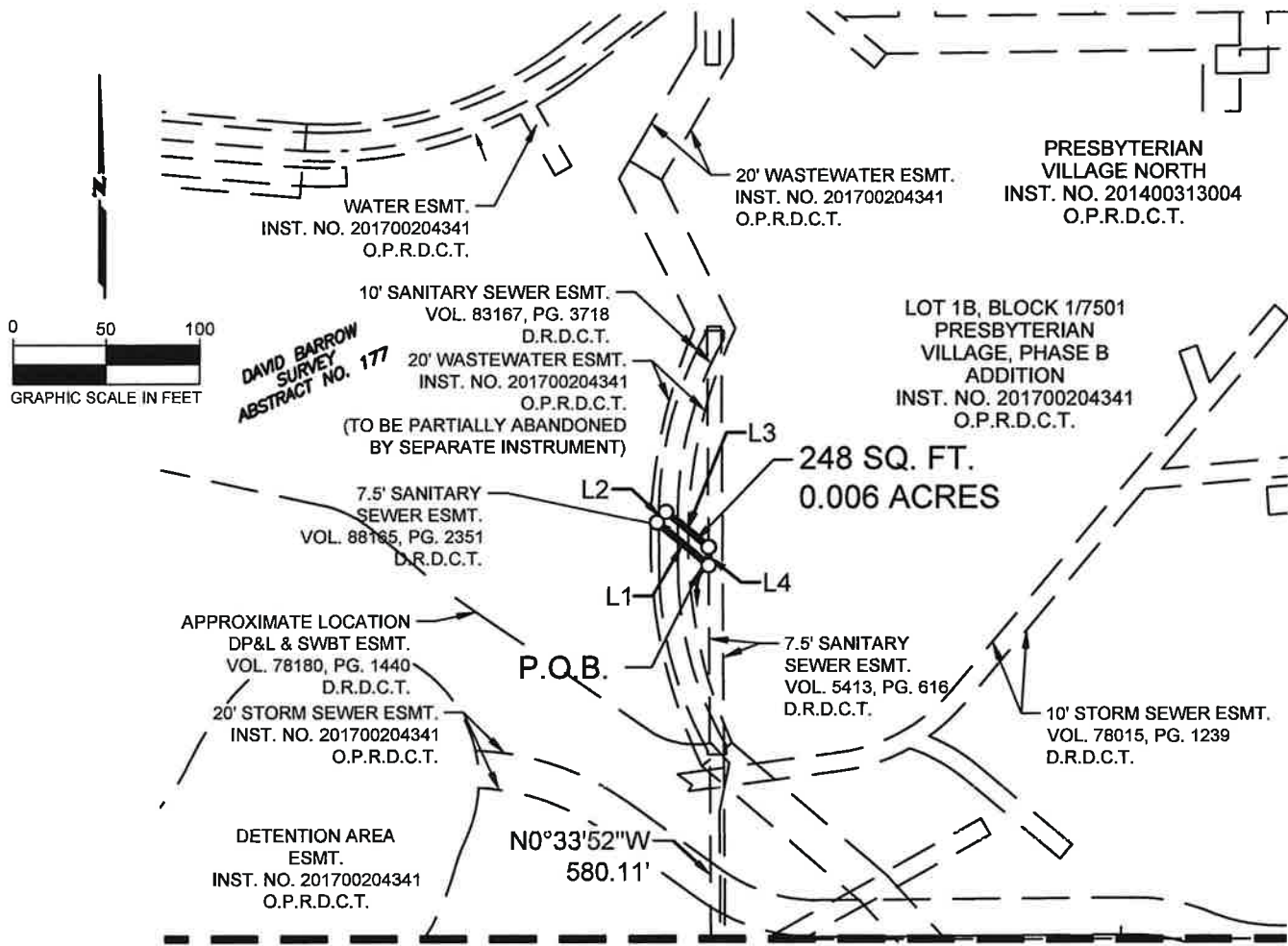


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 SQ. FT. = SQUARE FEET

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N50°05'02"W	36.27'
L2	N39°54'58"E	7.50'
L3	S50°05'02"E	29.87'
L4	S00°33'52"E	9.86'

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DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,734 square foot (0.040 acre) tract of land situated in the David Barrow Survey, Abstract No. 177, and City of Dallas Block 1/7501, Dallas County, Texas; being a portion of a 7.5' Sanitary Sewer Easement recorded in Volume 5413, Page 616, Deed Records, Dallas County, Texas; also being a portion of Lot 1B, Block 1/7501 of Presbyterian Village, Phase B Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201700204341, Official Public Records, Dallas County, Texas as conveyed to Presbyterian Village North by Correction Special Warranty Deed recorded in Instrument No. 201400313004, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found for corner in the north right-of-way line of Stults Road (a 60-foot wide right-of-way; Volume 1895, Page 182, Deed Records, Dallas County, Texas) at the southwest corner of said Lot 1B;

THENCE N 89° 54' 58" E, with said north right-of-way line of Stults Road and said south line of Lot 1B, a distance of 1175.80 feet to the southwest corner of said 7.5' Sanitary Sewer Easement, from which a 5/8-inch iron rod found bears N 89° 54'58" E, a distance of 147.41 feet;

THENCE N 00° 33' 52" W, departing said north right-of-way line of Stults Road, over and across said Lot 1B with the west line of said 7.5' Sanitary Sewer Easement, a distance of 475.13 feet to the POINT OF BEGINNING;

THENCE N 00° 33' 52" W, with said west line of the 7.5' Sanitary Sewer Easement, a distance of 233.96 feet to the northwest corner of said 7.5' Sanitary Sewer Easement;

THENCE N 89° 26' 08" E, a distance of 7.50 feet to the northeast corner of said 7.5' Sanitary Sewer Easement;

THENCE S 00° 33' 52" E, with the east line of said 7.5' Sanitary Sewer Easement, a distance of 228.38 feet to a point for corner;

THENCE S 52° 47' 08" W, departing said east line of the 7.5' Sanitary Sewer Easement, a distance of 9.35 feet to the POINT OF BEGINNING and containing 1,734 square feet or 0.040 acres of land, more or less.

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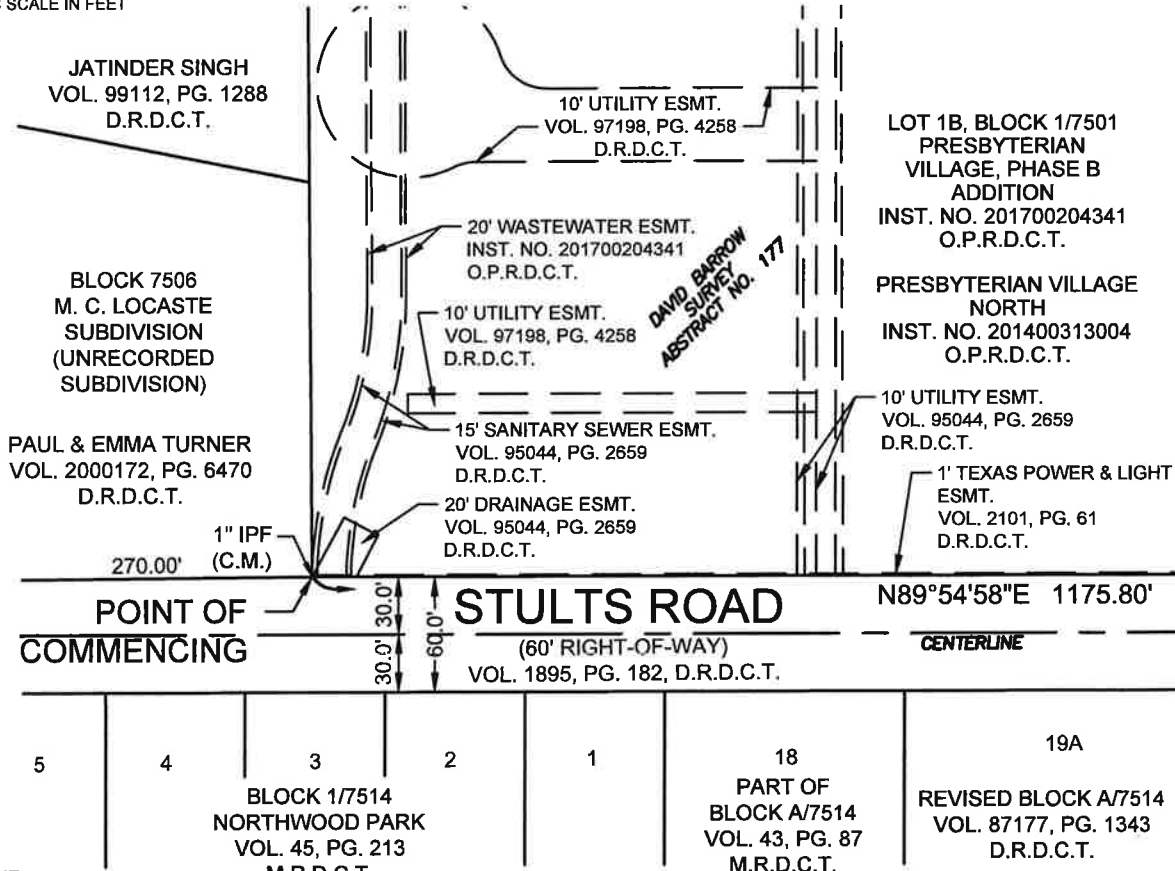
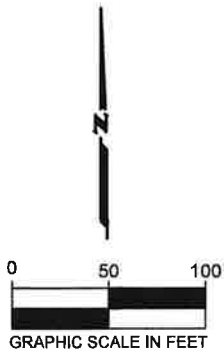
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SHEET 1 OF 4

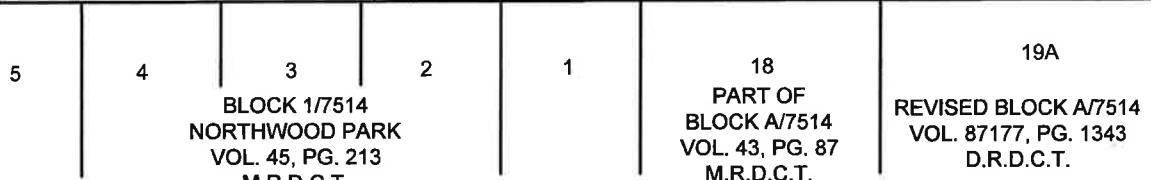
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MATCH LINE (SEE SHEET 3)

POINT OF COMMENCING **STULTS ROAD** **CENTERLINE**

270.00' 1" IPF (C.M.) 30.0' 60.0' N89°54'58"E 1175.80' 60' RIGHT-OF-WAY VOL. 1895, PG. 182, D.R.D.C.T.



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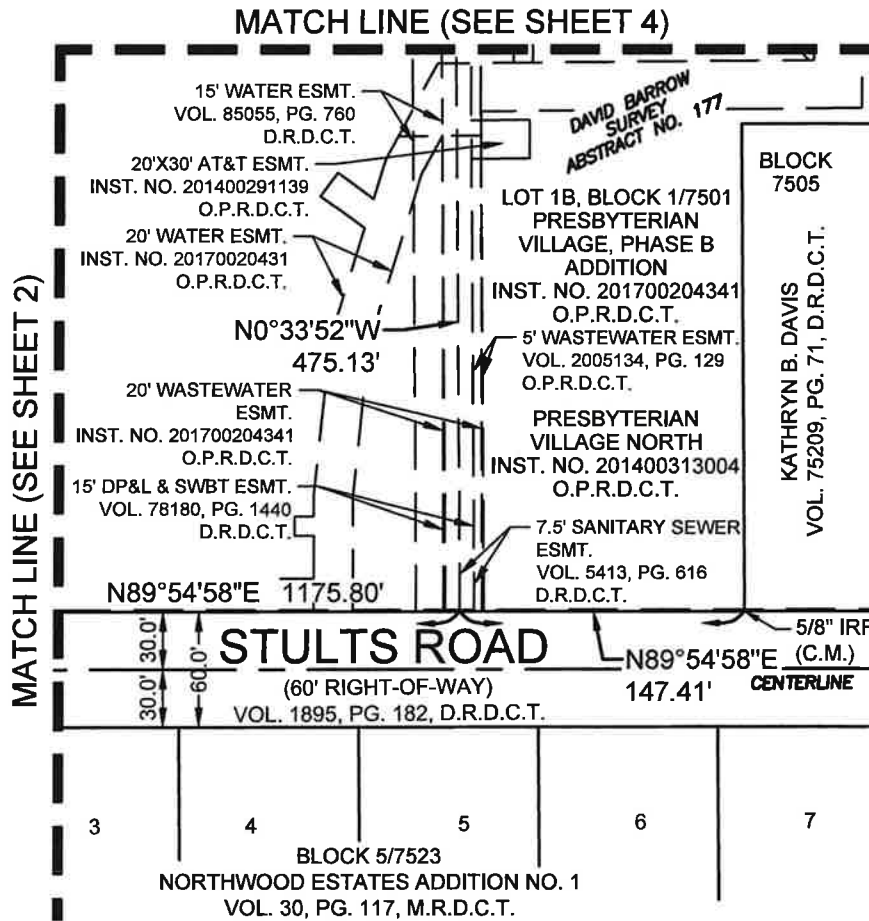
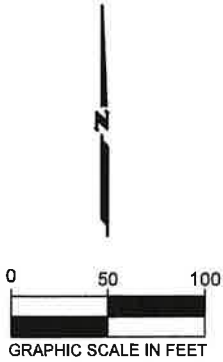


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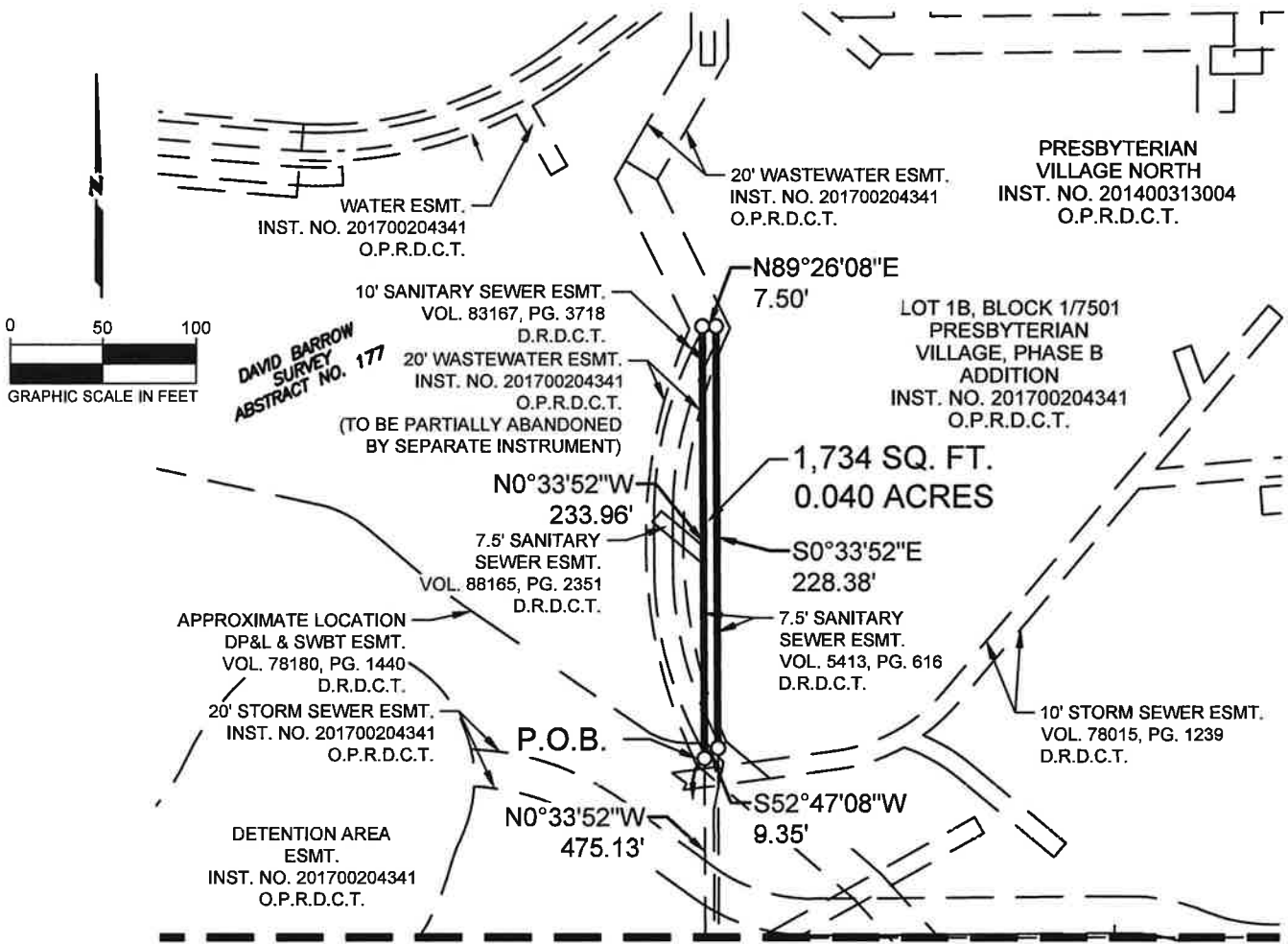


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