

**LEGAL DESCRIPTION:**

**BEING** a 913 square feet (0.0210 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 5.774 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167591, Official Public Records of Dallas County, Texas, and being part of a called 1.891 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167592 of said Official Public Records, and being part of a 5-foot wide water easement dedicated by said Twin Sixties Addition Revised No. 2, and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway Volume 3090, Page 334 of said Deed Records (a variable width right-of-way), for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5910 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 171.00 feet to the northwest corner of said Lot 1C, and being the southwest corner of Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2;

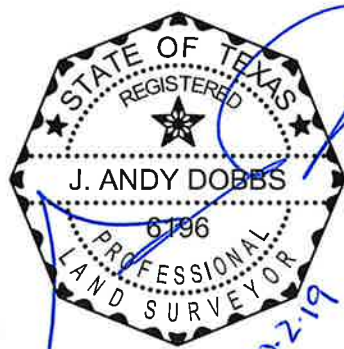
**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the common line of said Lot 1C and Lot 1D, the following courses and distances:

- South 66°53'29" East, a distance of 40.26 feet to an "X" cut in concrete found for corner;
- South 23°06'31" West, a distance of 31.00 feet to a PK nail found for corner;
- South 66°53'29" East, a distance of 149.14 feet to a mag nail found for corner;
- North 68°06'31" East, a distance of 40.75 feet to a mag nail found for corner;
- North 23°06'31" East, a distance of 35.36 feet to a point in the northwest line of a 25-foot wide sanitary sewer and water easement dedicated by The Twin Sixties, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85088, Page 1579 of said Deed Records from which a PK nail found bears North 23°06'31" East, a distance of 36.87 feet;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By: JL  
 Date: 10-11-19  
 SPRG NO: 5044

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**  
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 4

**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** departing said common line of Lot 1C and Lot 1D, and with said northwest line of the 25-foot wide sanitary sewer and water easement, North 68°06'31" East, passing at a distance of 18.85 feet the south line of a variable width sanitary sewer and water easement dedicated by The Sixty-Sixty Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 71201, Page 2124 of said Deed Records, for the north corner of said sanitary sewer and water easement, continuing with the north line of said sanitary sewer and water easement, in all a total distance of 54.21 feet to the northwest corner of said sanitary sewer and water easement;

**THENCE** with said north line of the sanitary sewer and water easement, the following courses and distances:

- South 66°53'29" East, a distance of 141.28 feet to a point for corner;
- South 23°06'31" West, a distance of 5.00 feet to a mag nail set at the northwest corner of said 5-foot wide water easement for the **POINT OF BEGINNING**;

**THENCE** departing said north line of the sanitary sewer and water easement and with the north line of said 5-foot wide water easement, the following courses and distances:

- South 66°53'29" East, a distance of 111.82 feet to a mag nail set for corner;
- North 23°06'31" East, a distance of 65.74 feet to a mag nail set for corner;

**THENCE** departing said north line of 5-foot wide water easement, South 66°53'29" East, a distance of 5.00 feet to a mag nail set in said north line of sanitary sewer and water easement and being the south line of said 5-foot wide water easement;

**THENCE** with said north line of the sanitary sewer and water easement and said south line of the 5-foot wide water easement, the following courses and distances:

- South 23°06'31" West, a distance of 70.74 feet to a mag nail set for corner;
- North 66°53'29" West, a distance of 116.82 feet to a mag nail set for corner;
- North 23°06'31" East, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 913 square feet or 0.0210 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

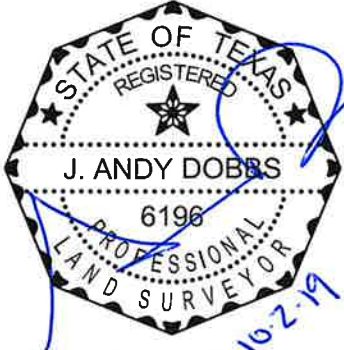
(For SPRG use only)

Reviewed By:     JL    

Date:     10-11-19    

SPRG NO:     5044    

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**WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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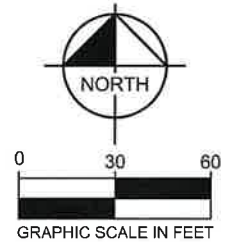
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	2 OF 4

LEGEND

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 XF = "X" IN CONCRETE FOUND  
 BDF = BRASS TXDOT MONUMENT FOUND  
 S.W.B.T. = SOUTHWESTERN BELL TELEPHONE  
 CM = CONTROL MONUMENT  
 VOL. , PG. = VOLUME , PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 SQ. FT = SQUARE FEET

U.S. HIGHWAY NO. 75  
 NORTH CENTRAL EXPRESSWAY

VOL. 3090, PG. 334 - D.R.D.C.T.  
 (A VARIABLE WIDTH RIGHT-OF-WAY)



JOEL SYKES SURVEY,  
 ABSTRACT NO. 1338

LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES  
 ADDITION REVISED NO. 2  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

10' WATER AND WASTEWATER EASEMENT  
 VOL. 92220, PG. 3149  
 D.R.D.C.T.  
 30' BUILDING SET BACK  
 VOL. 3779, PG. 123  
 D.R.D.C.T.  
 3' WATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

10' WATER-WASTEWATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.  
 SANITARY SEWER AND WATER EASEMENT  
 VOL. 76119, PG. 606  
 D.R.D.C.T.

25' SANITARY SEWER AND WATER EASEMENT  
 VOL. 85088, PG. 1579  
 D.R.D.C.T.

CALLED 1.227 ACRES  
 60-80C NCX LLC  
 INST. NO. 201900104806  
 O.P.R.D.C.T.

LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

REMAINDER OF  
 CALLED 5.774 ACRES  
 60-80A NCX LLC  
 INST. NO. 201500167591  
 O.P.R.D.C.T.

MNF (C.M.)  
 L2  
 BDF (C.M.)  
 L1  
 BDF (C.M.)

P.O.C.

LOT 2, BLOCK 1/5185  
 5910 CENTRAL OFFICE BUILDING  
 VOL. 84165, PG. 5862, D.R.D.C.T.

DRAINAGE EASEMENT  
 VOL. 91219, PG. 3091  
 D.R.D.C.T.  
 STREET EASEMENT  
 VOL. 3878, PG. 383  
 D.R.D.C.T.  
 VEHICULAR, PEDESTRIAN, DRAINAGE AND UTILITY EASEMENT  
 VOL. 79212, PG. 591  
 D.R.D.C.T.  
 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT  
 VOL. 3852, PG. 253, D.R.D.C.T.

STREET EASEMENT  
 VOL. 71201, PG. 2124  
 D.R.D.C.T.

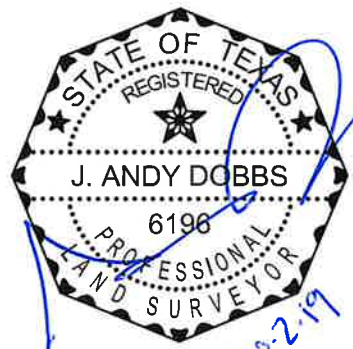
MATCHLINE SEE SHEET 4

NOTES

1. See line table on sheet 4.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 10-11-19  
 SPRG NO: 5044

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
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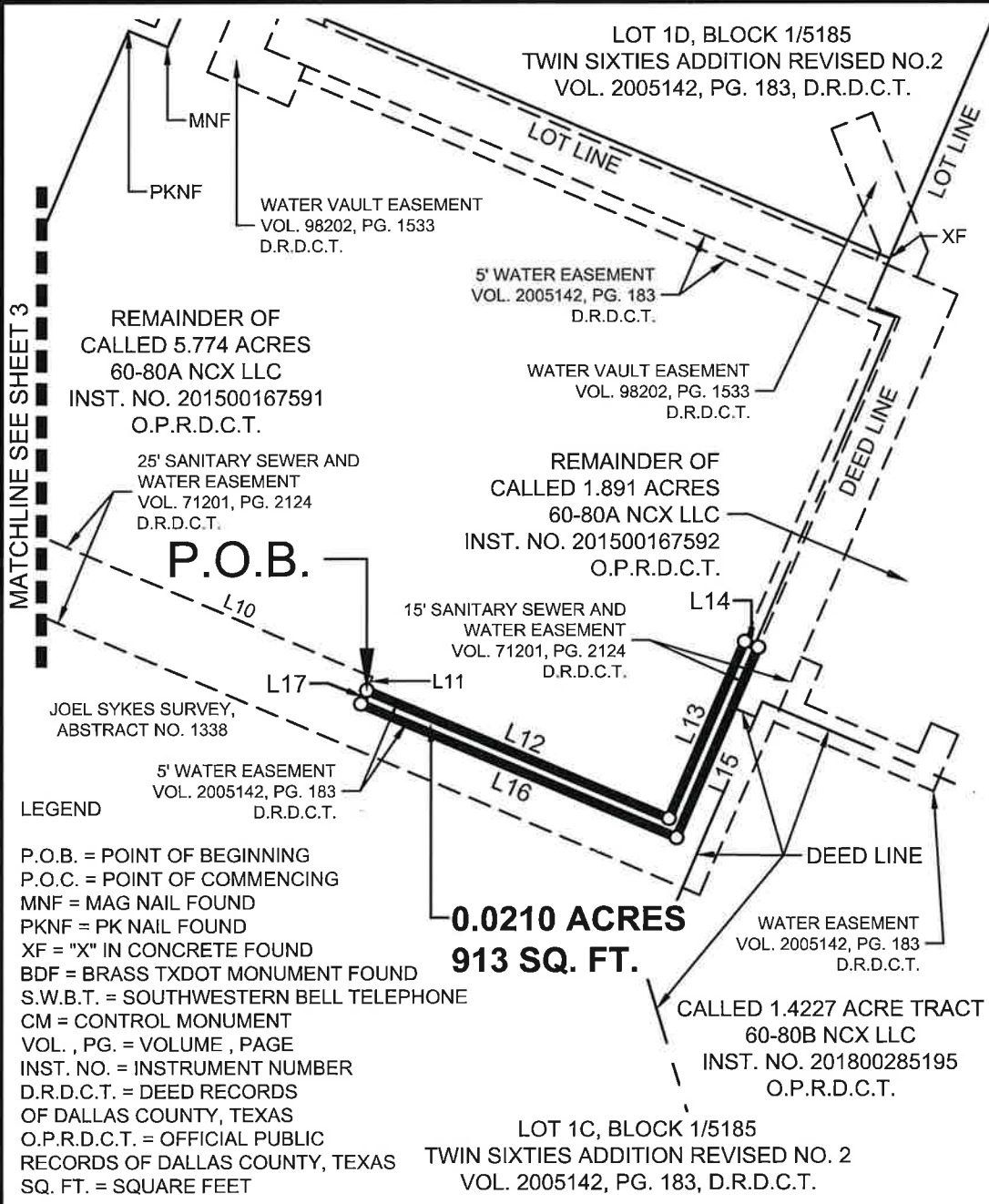
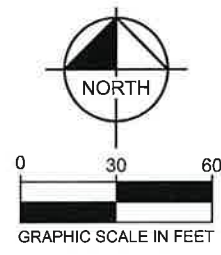


WATER EASEMENT ABANDONMENT  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 60'	Drawn by JBH/MTC	Checked by JAD	Date AUG. 2019	Project No. 063238302	Sheet No. 3 OF 4





LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	171.00'
L4	S66°53'29"E	40.26'
L5	S23°06'31"W	31.00'
L6	S66°53'29"E	149.14'
L7	N68°06'31"E	40.75'
L8	N23°06'31"E	35.36'
L9	N68°06'31"E	54.21'
L10	S66°53'29"E	141.28'
L11	S23°06'31"W	5.00'
L12	S66°53'29"E	111.82'
L13	N23°06'31"E	65.74'
L14	S66°53'29"E	5.00'
L15	S23°06'31"W	70.74'
L16	N66°53'29"W	116.82'
L17	N23°06'31"E	5.00'
L18	N23°06'31"E	36.87'

**LEGEND**

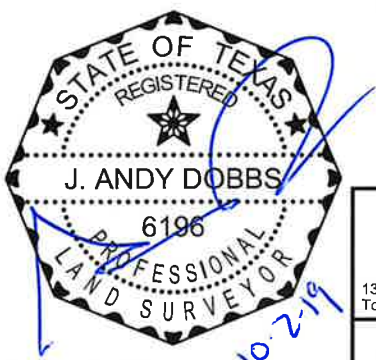
P.O.B. = POINT OF BEGINNING  
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 MNF = MAG NAIL FOUND  
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 SQ. FT. = SQUARE FEET

**NOTES**

- All corners are a mag nail set unless otherwise noted.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

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 Reviewed By: JL  
 Date: 10-11-19  
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**WATER EASEMENT ABANDONMENT**  
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 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 60'	Drawn by JBH/MTC	Checked by JAD	Date AUG. 2019	Project No. 063238302	Sheet No. 4 OF 4
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**LEGAL DESCRIPTION:**

**BEING** a 7,538 square feet (0.1731 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 5.774 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167591, Official Public Records of Dallas County, Texas, and being part of a called 1.891 acre tract of land described in Special Warranty Deed to 60-80A NCX LLC recorded in Instrument No. 201500167592 of said Official Public Records, and being part of a sanitary sewer and water easement dedicated by The Twin Sixties, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85088, Page 1579 of said Deed Records, and being part of a variable width sanitary sewer and water easement dedicated by The Sixty-Sixty Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 71181, Page 2110 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway Volume 3090, Page 334 of said Deed Records (a variable width right-of-way), for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 171.00 feet to the northwest corner of said Lot 1C, and being the southwest corner of Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2;

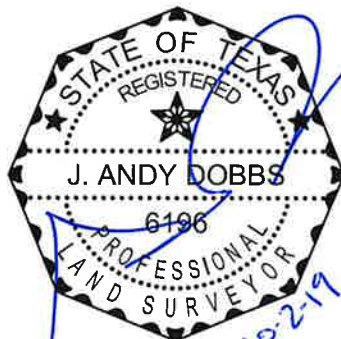
**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the common line of said Lot 1C and Lot 1D, the following courses and distances:

- South 66°53'29" East, a distance of 40.26 feet to an "X" cut in concrete found for corner;
- South 23°06'31" West, a distance of 31.00 feet to a PK nail found for corner;
- South 66°53'29" East, a distance of 149.14 feet to a mag nail found for corner ;
- North 68°06'31" East, a distance of 40.75 feet to a mag nail found for the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

(For SPRG use only)  
 Reviewed By:   JC    
 Date:   10-11-19    
 SPRG NO:   5046  

J. ANDY DOBBS  
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**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 4

**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** continuing with said common line of Lot 1C and Lot 1D, North 23°06'31" East, a distance of 35.36 feet to a mag nail set in the northwest line of said sanitary sewer and water easement from which a PK nail found bears North 23°06'31" East, a distance of 36.87 feet;

**THENCE** departing said common line of Lot 1C and Lot 1D, and with said northwest line of the sanitary sewer and water easement, North 68°06'31" East, a distance of 54.21 feet to a mag nail set for the northwest corner of said sanitary sewer and water easement;

**THENCE** with said north line of sanitary sewer and water easement, the following courses and distances:

- South 66°53'29" East, a distance of 141.28 feet to a mag nail set for corner;
- South 23°06'31" West, a distance of 10.00 feet to a mag nail set for corner;
- South 66°53'29" East, a distance of 116.82 feet to a mag nail set for corner;
- North 23°06'31" East, a distance of 70.74 feet to a mag nail set for corner;

**THENCE** departing said north line of sanitary sewer and water easement, South 66°53'29" East, a distance of 15.00 feet to a mag nail set in south line of said sanitary sewer and water easement;

**THENCE** with said south line of sanitary sewer and water easement, South 23°06'31" West, a distance of 16.62 feet to a mag nail set for corner in the northeast line of a called 1.4227 acre tract described in Warranty Deed to 60-80B NCX LLC, recorded in Instrument No. 201800285195 of said Official Public Records;

**THENCE** departing said south line of the sanitary sewer and water easement and with said northeast line of the 1.4227 acre tract, North 66°53'25" West, a distance of 6.38 feet to a mag nail set for a north corner of said 1.4227 acre tract;

**THENCE** with the northwest line of said 1.4227 acre tract, South 23°06'35" West, a distance of 69.12 feet to a mag nail set for corner in said south line of the sanitary sewer and water easement;

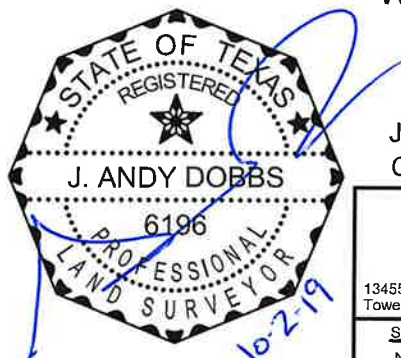
**THENCE** departing said northwest line of said 1.4227 acre tract and with said south line of the sanitary sewer and water easement, North 66°53'29" West, a distance of 256.36 feet to a mag nail set for an angle corner of said sanitary sewer and water easement;

**THENCE** with the southeast line of said sanitary sewer and water easement, South 68°06'31" West, a distance of 68.85 feet to the **POINT OF BEGINNING** and containing 7,538 square feet or 0.1731 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By:   JC    
 Date:   10-11-19    
 SPRG NO:   5046  

J. ANDY DOBBS  
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**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	2 OF 4

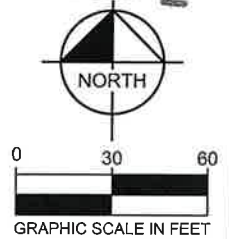


LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- MNF = MAG NAIL FOUND
- PKNF = PK NAIL FOUND
- XF = "X" IN CONCRETE FOUND
- BDF = BRASS TXDOT MONUMENT FOUND
- S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
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U.S. HIGHWAY NO. 75  
NORTH CENTRAL EXPRESSWAY

VOL. 3090, PG. 334 - D.R.D.C.T.  
(A VARIABLE WIDTH RIGHT-OF-WAY)



10' WATER AND WASTEWATER EASEMENT  
VOL. 92220, PG. 3149  
D.R.D.C.T.

30' BUILDING SET BACK  
VOL. 3779, PG. 123  
D.R.D.C.T.

3' WATER EASEMENT  
VOL. 2005142, PG. 183  
D.R.D.C.T.

MNF (C.M.)

L2

BDF(C.M.)

BDF (C.M.)

P.O.C.

LOT 2, BLOCK 1/5185  
5910 CENTRAL OFFICE BUILDING  
VOL. 84165, PG. 5862, D.R.D.C.T.

60-80C NCX LLC  
INST. NO. 201900104806  
O.P.R.D.C.T.

VEHICULAR, PEDESTRIAN, DRAINAGE AND UTILITY EASEMENT  
VOL. 79212, PG. 591  
D.R.D.C.T.

STREET EASEMENT  
VOL. 3878, PG. 383  
D.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT  
VOL. 3852, PG. 253, D.R.D.C.T.

DRAINAGE EASEMENT  
VOL. 91219, PG. 3091  
D.R.D.C.T.

SANITARY SEWER AND WATER EASEMENT  
VOL. 76119, PG. 606  
D.R.D.C.T.

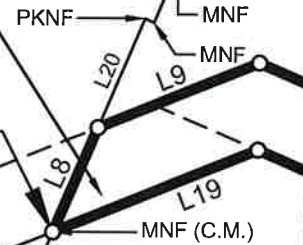
10' WATER-WASTEWATER EASEMENT  
VOL. 2005142, PG. 183  
D.R.D.C.T.

S.W.B.T. EASEMENT  
VOL. 91090, PG. 354  
D.R.D.C.T.

S.W.B.T. EASEMENT  
VOL. 95200, PG. 851  
D.R.D.C.T.

LOT 1D, BLOCK 1/5185  
TWIN SIXTIES  
ADDITION REVISED NO. 2  
VOL. 2005142, PG. 183  
D.R.D.C.T.

0.1731 ACRES  
7,538 SQ. FT.  
P.O.B.



25' SANITARY SEWER AND WATER EASEMENT  
VOL. 85088, PG. 1579  
D.R.D.C.T.

REMAINDER OF  
CALLED 5.774 ACRES  
60-80A NCX LLC  
INST. NO. 201500167591  
O.P.R.D.C.T.

JOEL SYKES SURVEY,  
ABSTRACT NO. 1338

STREET EASEMENT  
VOL. 71201, PG. 2124  
D.R.D.C.T.

MATCHLINE SEE SHEET 4

NOTES

1. See line table on sheet 4.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL  
Date: 10-11-19  
SPRG NO: 5046

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM

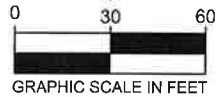


SANITARY SEWER AND  
WATER EASEMENT ABANDONMENT  
PART OF LOT 1C, BLOCK 1/5185  
TWIN SIXTIES ADDITION  
REVISED NO. 2  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

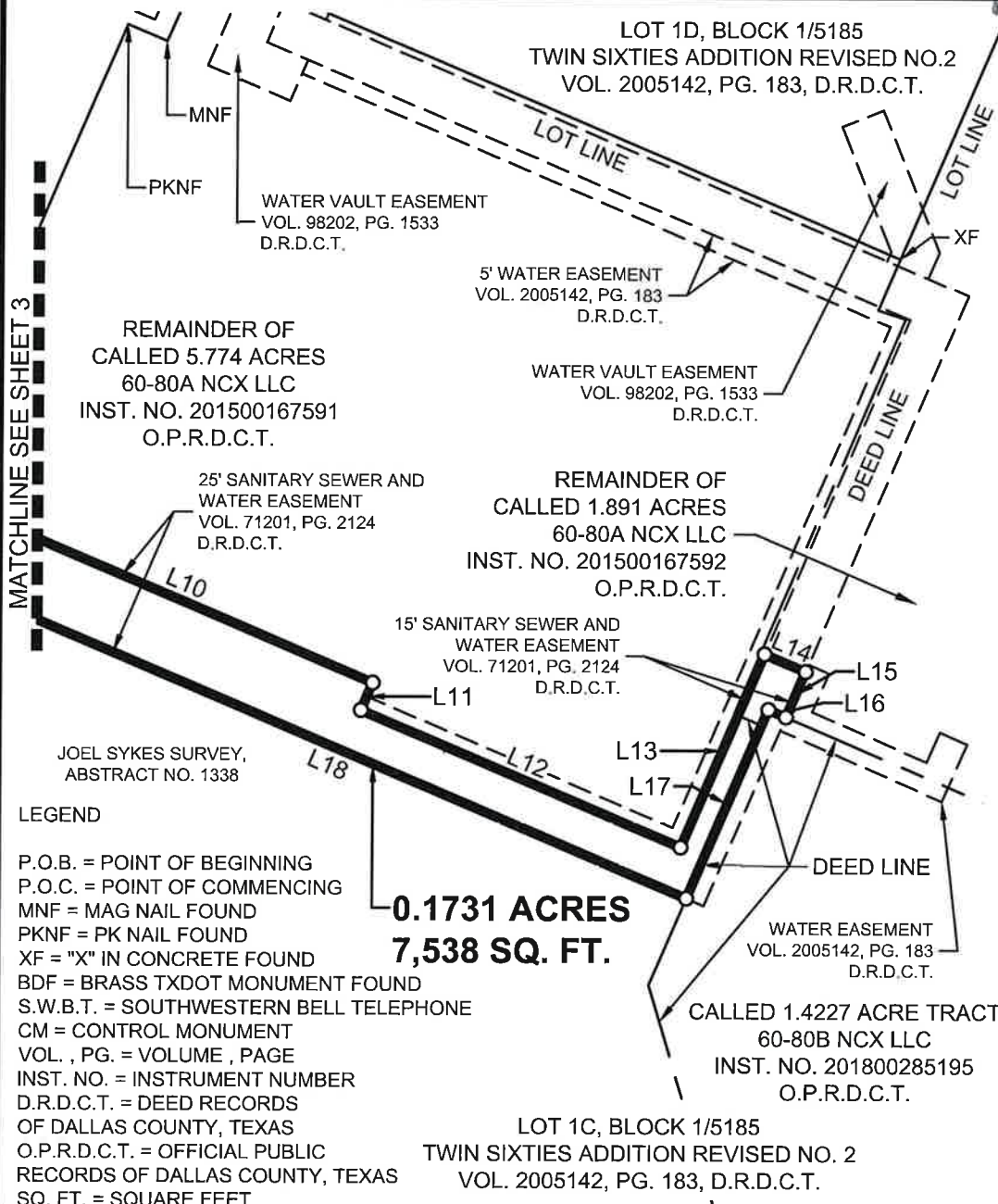
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH/MTC	JAD	AUG. 2019	063238302	3 OF 4



LOT 1D, BLOCK 1/5185  
TWIN SIXTIES ADDITION REVISED NO.2  
VOL. 2005142, PG. 183, D.R.D.C.T.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	171.00'
L4	S66°53'29"E	40.26'
L5	S23°06'31"W	31.00'
L6	S66°53'29"E	149.14'
L7	N68°06'31"E	40.75'
L8	N23°06'31"E	35.36'
L9	N68°06'31"E	54.21'
L10	S66°53'29"E	141.28'
L11	S23°06'31"W	10.00'
L12	S66°53'29"E	116.82'
L13	N23°06'31"E	70.74'
L14	S66°53'29"E	15.00'
L15	S23°06'31"W	16.62'
L16	N66°53'25"W	6.38'
L17	S23°06'35"W	69.12'
L18	N66°53'29"W	256.36'
L19	S68°06'31"W	68.85'
L20	N23°06'31"E	36.87'

REMAINDER OF  
CALLED 5.774 ACRES  
60-80A NCX LLC  
INST. NO. 201500167591  
O.P.R.D.C.T.

REMAINDER OF  
CALLED 1.891 ACRES  
60-80A NCX LLC  
INST. NO. 201500167592  
O.P.R.D.C.T.

0.1731 ACRES  
7,538 SQ. FT.

CALLLED 1.4227 ACRE TRACT  
60-80B NCX LLC  
INST. NO. 201800285195  
O.P.R.D.C.T.

MATCHLINE SEE SHEET 3

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- MNF = MAG NAIL FOUND
- PKNF = PK NAIL FOUND
- XF = "X" IN CONCRETE FOUND
- BDF = BRASS TXDOT MONUMENT FOUND
- S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
- CM = CONTROL MONUMENT
- VOL. , PG. = VOLUME , PAGE
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- SQ. FT. = SQUARE FEET

**NOTES**

1. All corners are a mag nail set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

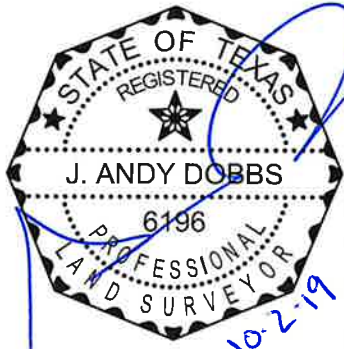
(For SPRG use only)

Reviewed By: JL

Date: 10-11-19

SPRG NO: 5046

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
WATER EASEMENT ABANDONMENT**  
PART OF LOT 1C, BLOCK 1/5185  
TWIN SIXTIES ADDITION  
REVISED NO. 2  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300	
			Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.
1" = 60'	JBH/MTC	JAD	AUG. 2019	063238302
				Sheet No.
				4 OF 4



**LEGAL DESCRIPTION:**

**BEING** a 606 square feet (0.0139 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 1.227 acre tract of land described in Warranty Deed to 60-80C NCX LLC recorded in Instrument No. 201900104806, Official Public Records of Dallas County, Texas, and being part of a 15-foot wide sanitary sewer and water easement described in the document recorded in Volume 76119, Page 606 of said Deed Records and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway Volume 3090, Page 334 of said Deed Records (a variable width right-of-way), for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 140.00 feet to a mag nail set at the southwest corner of said 15-foot wide sanitary sewer and water easement and being the **POINT OF BEGINNING**;

**THENCE** continuing with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, said northwest line of Lot 1C and the northwest line of said 15-foot wide sanitary sewer and water easement, North 23°30'18" East, a distance of 15.00 feet to a mag nail set at the northwest corner of said 15-foot wide sanitary sewer and water easement;

**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the northeast line of said 15-foot wide sanitary sewer and water easement, South 66°53'29" East, a distance of 40.37 feet to a mag nail set in the common line of said Lot 1C and Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2 from which an "X" cut in concrete found bears North 23°06'31" East, a distance of 16.00 feet;

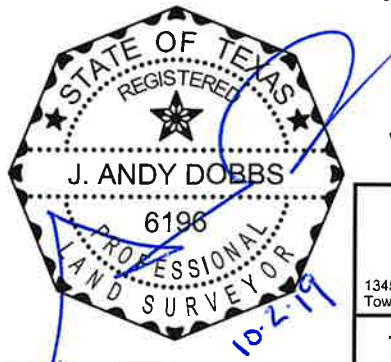
**THENCE** with said common line of Lot 1C and Lot 1D, South 23°06'31" West, a distance of 15.00 feet to a PK nail found in the south line of said 15-foot wide sanitary sewer and water easement;

**THENCE** with said south line of the 15-foot wide sanitary sewer and water easement, North 66°53'29" West, a distance of 40.47 feet to the **POINT OF BEGINNING** and containing 606 square feet or 0.0139 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)	
Reviewed By:	<u>JD</u>
Date:	<u>10-11-19</u>
SPRG NO:	<u>5045</u>

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

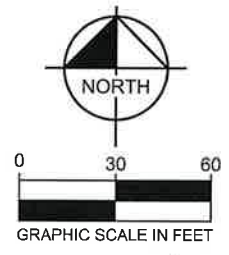
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 3

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- MNF = MAG NAIL FOUND
- PKNF = PK NAIL FOUND
- XF = "X" IN CONCRETE FOUND
- BDF = BRASS TXDOT MONUMENT FOUND
- S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
- CM = CONTROL MONUMENT
- VOL. , PG. = VOLUME , PAGE
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- SQ. FT. = SQUARE FEET

U.S. HIGHWAY NO. 75  
NORTH CENTRAL EXPRESSWAY

VOL. 3090, PG. 334 - D.R.D.C.T.  
(A VARIABLE WIDTH RIGHT-OF-WAY)



- 10' WATER AND WASTEWATER EASEMENT VOL. 92220, PG. 3149 D.R.D.C.T.
- 30' BUILDING SET BACK VOL. 3779, PG. 123 D.R.D.C.T.
- 3' WATER EASEMENT VOL. 2005142, PG. 183 D.R.D.C.T.

- MNF (C.M.)
- BDF(C.M.)
- BDF (C.M.)

- S.W.B.T. EASEMENT VOL. 95200, PG. 851 D.R.D.C.T.
- S.W.B.T. EASEMENT VOL. 91090, PG. 354 D.R.D.C.T.
- XF

LOT 1D, BLOCK 1/5185 TWIN SIXTIES ADDITION REVISED NO. 2 VOL. 2005142, PG. 183 D.R.D.C.T.

**0.0139 ACRES  
606 SQ. FT.**

P.O.B.  
10' WATER-WASTEWATER EASEMENT VOL. 2005142, PG. 183 D.R.D.C.T.

CALLLED 1.227 ACRES 60-80C NCX LLC INST. NO. 201900104806 O.P.R.D.C.T.

SANITARY SEWER AND WATER EASEMENT VOL. 76119, PG. 606 D.R.D.C.T.

25' SANITARY SEWER AND WATER EASEMENT VOL. 85088, PG. 1579 D.R.D.C.T.

REMAINDER OF CALLED 5.774 ACRES 60-80A NCX LLC INST. NO. 201500167591 O.P.R.D.C.T.

LOT 1C, BLOCK 1/5185 TWIN SIXTIES ADDITION REVISED NO. 2 VOL. 2005142, PG. 183 D.R.D.C.T.

VEHICULAR, PEDESTRIAN, DRAINAGE AND UTILITY EASEMENT VOL. 79212, PG. 591 D.R.D.C.T.

STREET EASEMENT VOL. 3878, PG. 383 D.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE VOL. 3852, PG. 253, D.R.D.C.T.

STREET EASEMENT VOL. 71201, PG. 2124 D.R.D.C.T.

P.O.C.  
LOT 2, BLOCK 1/5185 5910 CENTRAL OFFICE BUILDING VOL. 84165, PG. 5862, D.R.D.C.T.

NOTES

1. See line table on sheet 3.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

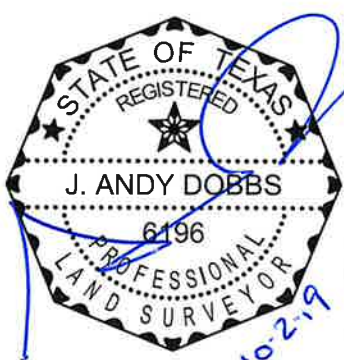
(For SPRG use only)

Reviewed By: JL

Date: 10-11-19

SPRG NO: 5045

J. ANDY DOBBS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



SANITARY SEWER AND WATER EASEMENT ABANDONMENT  
PART OF LOT 1C, BLOCK 1/5185 TWIN SIXTIES ADDITION REVISED NO. 2  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

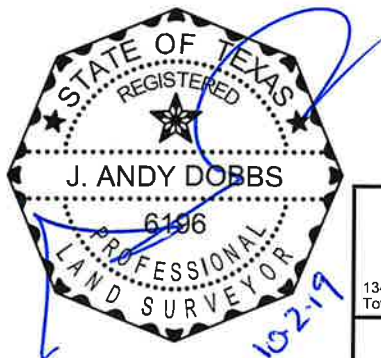
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300	
			Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.
1" = 60'	JBH/MTC	JAD	AUG. 2019	063238302
				Sheet No.
				2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	140.00'
L4	N23°30'18"E	15.00'
L5	S66°53'29"E	40.37'
L6	S23°06'31"W	15.00'
L7	N66°53'29"W	40.47'
L8	N23°06'31"E	16.00'

(For SPRG use only)  
 Reviewed By: JD  
 Date: 10-11-19  
 SPRG NO: 5045

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
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SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	3 OF 3

**LEGAL DESCRIPTION:**

**BEING** a 441 square feet (0.0101 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 1.4227 acre tract of land described in Warranty Deed to 60-80B NCX LLC recorded in Instrument No. 201800285195, Official Public Records of Dallas County, Texas and being part of a variable width sanitary sewer and water easement dedicated by The Sixty-Sixty Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 71181, Page 2110 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway (a variable width right-of-way) described in Right-of-Way Deed to the State of Texas recorded in Volume 3090, Page 334 and in Special Warranty Donation Deed to the State of Texas recorded in Volume 89062, Page 2693 of said Deed Records, for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 171.00 feet to the northwest corner of said Lot 1C, and being the southwest corner of Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2;

**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the common line of said Lot 1C and Lot 1D, the following courses and distances:

- South 66°53'29" East, a distance of 40.26 feet to an "X" cut in concrete found for corner;
- South 23°06'31" West, a distance of 31.00 feet to a PK nail found for corner;
- South 66°53'29" East, a distance of 149.14 feet to a mag nail found for corner;
- North 68°06'31" East, passing a mag nail found for a southeast corner of said Lot 1D at a distance of 40.75 feet and continuing with the south line of said sanitary sewer and water easement, in all a total distance of 109.60 feet to a point for an angle corner of said sanitary sewer and water easement;

**THENCE** with the southwest line of said sanitary sewer and water easement, South 66°53'29" East, a distance of 265.36 feet to a mag nail set in the northwest line of said 1.4227 acre tract for the **POINT OF BEGINNING**;

CONTINUED ON SHEET 2

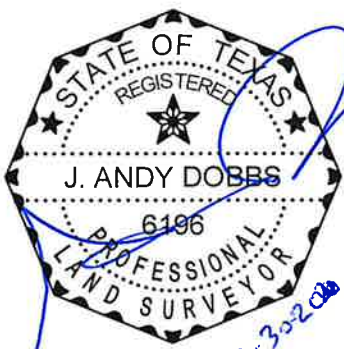
(For SPRG use only)

Reviewed By: JZ

Date: 2-6-20

SPRG NO: 5047

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
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 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 4



**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** departing said southwest line of the sanitary sewer and water easement and with said northwest line of the 1.4227 acre tract, North 23°06'35" East, a distance of 69.12 feet to a mag nail set for the north corner of said 1.4227 acre tract;

**THENCE** with the northeast line of said 1.4227 acre tract, South 66°53'25" East, a distance of 6.38 feet to a mag nail set for corner in the southeast line of said sanitary sewer and water easement;

**THENCE** departing said northeast line of the 1.4227 acre tract and with said southeast line of the sanitary sewer and water easement, South 23°06'31" West, a distance of 69.12 feet to a mag nail set for an angle corner of said sanitary sewer and water easement;

**THENCE** with said southwest line of the sanitary sewer and water easement, North 66°53'29" West, a distance of 6.38 feet to the **POINT OF BEGINNING** and containing 441 square feet or 0.0101 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By:    *JL*   

Date:    2-6-20   

SPRG NO:    5047   

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
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 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

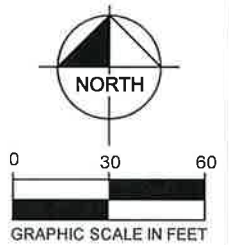
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	2 OF 4

LEGEND

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 XF = "X" IN CONCRETE FOUND  
 BDF = BRASS TXDOT MONUMENT FOUND  
 S.W.B.T. = SOUTHWESTERN BELL TELEPHONE  
 CM = CONTROL MONUMENT  
 VOL. , PG. = VOLUME , PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

U.S. HIGHWAY NO. 75  
 NORTH CENTRAL EXPRESSWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)  
 (VOL. 3090, PG. 334 & VOL. 89062, PG. 2693) - D.R.D.C.T.



10' WATER AND WASTEWATER EASEMENT  
 VOL. 92220, PG. 3149  
 D.R.D.C.T.

30' BUILDING SET BACK  
 VOL. 3779, PG. 123  
 D.R.D.C.T.

3' WATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

MNF (C.M.)

L2

BDF (C.M.)

BDF (C.M.)

P.O.C.

LOT 2, BLOCK 1/5185  
 5910 CENTRAL OFFICE BUILDING  
 VOL. 84165, PG. 5862, D.R.D.C.T.

STATE OF TEXAS  
 VOL. 89062, PG. 2693  
 D.R.D.C.T.

S.W.B.T. EASEMENT  
 VOL. 95200, PG. 851  
 D.R.D.C.T.

S.W.B.T. EASEMENT  
 VOL. 91090, PG. 354  
 D.R.D.C.T.

JOEL SYKES SURVEY,  
 ABSTRACT NO. 1338

LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES  
 ADDITION REVISED NO. 2  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

PKNF  
 MNF  
 MNF

DEED & LOT LINE  
 S66°53'29"E 149.14'

10' WATER-WASTEWATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

SANITARY SEWER AND WATER EASEMENT  
 VOL. 76119, PG. 606  
 D.R.D.C.T.

CALLED 1.227 ACRES  
 60-80C NCX LLC  
 INST. NO. 201900104806  
 O.P.R.D.C.T.

DRAINAGE EASEMENT  
 VOL. 91219, PG. 3091  
 D.R.D.C.T.

STREET EASEMENT  
 VOL. 3878, PG. 383  
 D.R.D.C.T.

15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT  
 VOL. 3852, PG. 253, D.R.D.C.T.

VEHICULAR, PEDESTRIAN, DRAINAGE AND UTILITY EASEMENT  
 VOL. 79212, PG. 591  
 D.R.D.C.T.

LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

25' SANITARY SEWER AND WATER EASEMENT  
 VOL. 85088, PG. 1579  
 D.R.D.C.T.

REMAINDER OF CALLED 5.774 ACRES  
 60-80A NCX LLC  
 INST. NO. 201500167591  
 O.P.R.D.C.T.

STREET EASEMENT  
 VOL. 71201, PG. 2124  
 D.R.D.C.T.

MATCHLINE SEE SHEET 4

NOTES

1. See line table on sheet 4.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL

Date: 2-6-20

SPRG NO: 5047

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



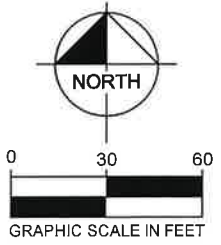
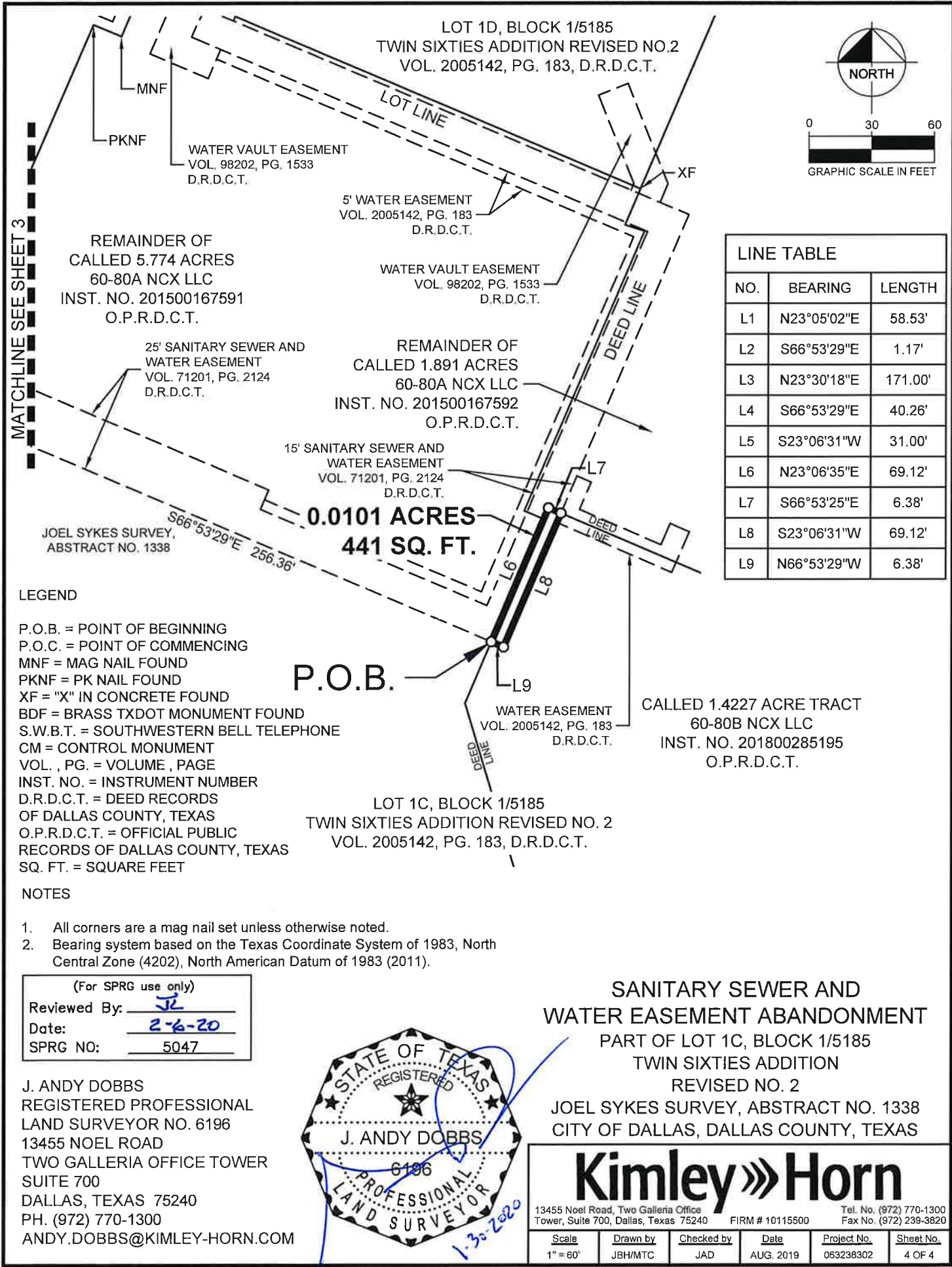
SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH/MTC	JAD	AUG. 2019	063238302	3 OF 4





LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	171.00'
L4	S66°53'29"E	40.26'
L5	S23°06'31"W	31.00'
L6	N23°06'35"E	69.12'
L7	S66°53'25"E	6.38'
L8	S23°06'31"W	69.12'
L9	N66°53'29"W	6.38'

REMAINDER OF  
CALLED 5.774 ACRES  
60-80A NCX LLC  
INST. NO. 201500167591  
O.P.R.D.C.T.

REMAINDER OF  
CALLED 1.891 ACRES  
60-80A NCX LLC  
INST. NO. 201500167592  
O.P.R.D.C.T.

CALLED 1.4227 ACRE TRACT  
60-80B NCX LLC  
INST. NO. 201800285195  
O.P.R.D.C.T.

**0.0101 ACRES**  
**441 SQ. FT.**

**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- MNF = MAG NAIL FOUND
- PKNF = PK NAIL FOUND
- XF = "X" IN CONCRETE FOUND
- BDF = BRASS TXDOT MONUMENT FOUND
- S.W.B.T. = SOUTHWESTERN BELL TELEPHONE
- CM = CONTROL MONUMENT
- VOL. , PG. = VOLUME , PAGE
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- SQ. FT. = SQUARE FEET

**NOTES**

1. All corners are a mag nail set unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: JL

Date: 2-6-20

SPRG NO: 5047

J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
WATER EASEMENT ABANDONMENT**  
PART OF LOT 1C, BLOCK 1/5185  
TWIN SIXTIES ADDITION  
REVISED NO. 2  
JOEL SYKES SURVEY, ABSTRACT NO. 1338  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 60'	Drawn by JBH/MTC	Checked by JAD	Date AUG. 2019	Project No. 063238302	Sheet No. 4 OF 4
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**LEGAL DESCRIPTION:**

**BEING** a 1,846 square foot (0.0424 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1C, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 1.227 acre tract of land described in Warranty Deed to 60-80C NCX LLC recorded in Instrument No. 201900104806, Official Public Records of Dallas County, Texas, and being all of a 10-foot wide water-wastewater easement dedicated by said Twin Sixties Addition Revised No. 2, and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway (a variable width right-of-way) described in Right-of-Way Deed to the State of Texas recorded in Volume 3090, Page 334 and in Special Warranty Donation Deed to the State of Texas recorded in Volume 89062, Page 2693 of said Deed Records, for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 130.00 feet to a mag nail set at the west corner of said 10-foot wide water-wastewater easement, and being the **POINT OF BEGINNING**;

**THENCE** continuing with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway, said northwest line of Lot 1C and the northwest line of said 10-foot wide water-wastewater easement, North 23°30'18" East, a distance of 10.00 feet to a mag nail set at the north corner of said 10-foot wide water-wastewater easement;

**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the northeast line of said 10-foot wide water-wastewater easement, South 66°53'29" East, passing at a distance of 40.47 feet a PK nail found for a northwest inner ell corner of said Lot 1C, and being the southernmost southwest corner of Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2, continuing with said northeast line of the 10-foot wide water easement and the common line of said Lot 1C and Lot 1D, in all a total distance of 189.61 feet to a mag nail found for a northwest corner of said Lot 1C, and being the southernmost southeast corner of said Lot 1D, and being the northeast corner of said 10-foot wide water easement;

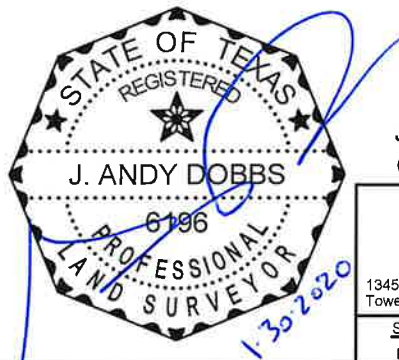
**THENCE** with the southeast line of said 10-foot wide water-wastewater easement, South 68°06'31" West, a distance of 14.14 feet to a mag nail set at the south corner of said 10-foot wide water easement;

**THENCE** with the southwest line of said 10-foot wide water-wastewater easement, North 66°53'29" West, a distance of 179.69 feet to the **POINT OF BEGINNING** and containing 1,846 square feet or 0.0424 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 2-6-20  
 SPRG NO: 5048

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**WATER-WASTEWATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 3

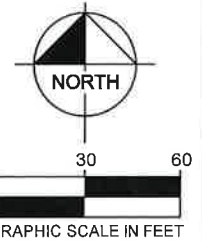


LEGEND

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 XF = "X" IN CONCRETE FOUND  
 BDF = BRASS TXDOT MONUMENT FOUND  
 S.W.B.T. = SOUTHWESTERN BELL TELEPHONE  
 CM = CONTROL MONUMENT  
 VOL. , PG. = VOLUME , PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 SQ. FT. = SQUARE FEET

U.S. HIGHWAY NO. 75  
 NORTH CENTRAL EXPRESSWAY

(A VARIABLE WIDTH RIGHT-OF-WAY)  
 (VOL. 3090, PG. 334 & VOL. 89062, PG. 2693) - D.R.D.C.T.



10' WATER AND WASTEWATER EASEMENT  
 VOL. 92220, PG. 3149  
 D.R.D.C.T.  
 30' BUILDING SET BACK  
 VOL. 3779, PG. 123  
 D.R.D.C.T.  
 3' WATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

MNF (C.M.)  
 BDF (C.M.)  
 BDF (C.M.)

STATE OF TEXAS  
 VOL. 89062, PG. 2693  
 D.R.D.C.T.

S.W.B.T. EASEMENT  
 VOL. 95200, PG. 851  
 D.R.D.C.T.

S.W.B.T. EASEMENT  
 VOL. 91090, PG. 354  
 D.R.D.C.T.

JOEL SYKES SURVEY,  
 ABSTRACT NO. 1338

LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES  
 ADDITION REVISED NO. 2  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.

PKNF  
 MNF  
 MNF

**0.0424 ACRES**  
**1,846 SQ. FT.**

P.O.B. L7  
 10' WATER-WASTEWATER EASEMENT  
 VOL. 2005142, PG. 183  
 D.R.D.C.T.  
 SANITARY SEWER AND WATER EASEMENT  
 VOL. 76119, PG. 606  
 D.R.D.C.T.  
 CALLED 1.227 ACRES  
 60-80C NCX LLC  
 INST. NO. 201900104806  
 O.P.R.D.C.T.

25' SANITARY SEWER AND WATER EASEMENT  
 VOL. 85088, PG. 1579  
 D.R.D.C.T.

REMAINDER OF  
 CALLED 5.774 ACRES  
 60-80A NCX LLC  
 INST. NO. 201500167591  
 O.P.R.D.C.T.

P.O.C.  
 LOT 2, BLOCK 1/5185  
 5910 CENTRAL OFFICE BUILDING  
 VOL. 84165, PG. 5862, D.R.D.C.T.

VEHICULAR, PEDESTRIAN DRAINAGE AND UTILITY EASEMENT  
 VOL. 79212, PG. 591  
 D.R.D.C.T.  
 DRAINAGE EASEMENT  
 VOL. 91219, PG. 3091  
 D.R.D.C.T.  
 STREET EASEMENT  
 VOL. 3878, PG. 383  
 D.R.D.C.T.  
 15' DALLAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT  
 VOL. 3852, PG. 253, D.R.D.C.T.

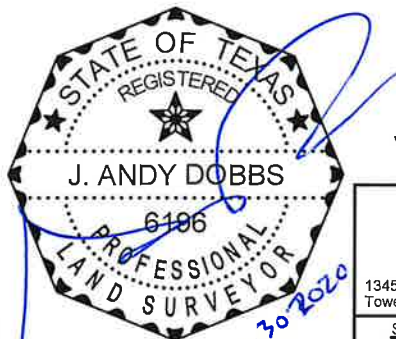
STREET EASEMENT  
 VOL. 71201, PG. 2124  
 D.R.D.C.T.

NOTES

1. See line table on sheet 3.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 2-6-20  
 SPRG NO: 5048

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



WATER-WASTEWATER EASEMENT  
 ABANDONMENT

PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2

JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

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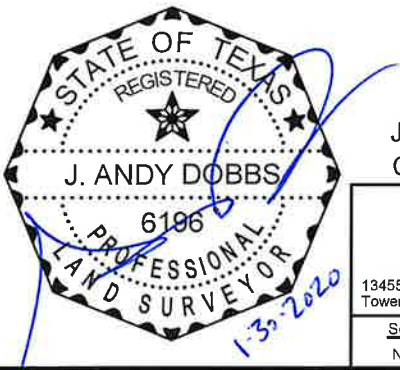
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JBH/MTC	JAD	AUG. 2019	063238302	2 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	130.00'
L4	N23°30'18"E	10.00'
L5	S66°53'29"E	189.61'
L6	S68°06'31"W	14.14'
L7	N66°53'29"W	179.69'

(For SPRG use only)  
 Reviewed By: JL  
 Date: 2-6-20  
 SPRG NO: 5048

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
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**WATER-WASTEWATER EASEMENT  
 ABANDONMENT**  
 PART OF LOT 1C, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

<b>Kimley»Horn</b>					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JBH/MTC	JAD	AUG. 2019	063238302	3 OF 3

**LEGAL DESCRIPTION:**

**BEING** a 3,463 square feet (0.0795 acres) tract of land situated in the Joel Sykes Survey, Abstract No. 1338, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 5185, and being part of Lot 1D, Block 1/5185, Twin Sixties Addition Revised No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005142, Page 183, Deed Records of Dallas County, Texas, and being part of a called 3.2916 acre tract of land described in Special Warranty Deed to 6070 NCX LLC recorded in Instrument No. 201600336610, Official Public Records of Dallas County, Texas, and being part of a variable width sanitary sewer and water easement described in the document recorded in Volume 76119, Page 606 of said Deed Records, and being part of a 25-foot wide sanitary sewer and water easement dedicated by The Twin Sixties, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85088, Page 1579 of said Deed Records, and being more particularly described as follows:

**COMMENCING** at a brass TXDOT monument found in the southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway (a variable width right-of-way) described in Right-of-Way Deed to the State of Texas recorded in Volume 3090, Page 334 and in Special Warranty Donation Deed to the State of Texas recorded in Volume 89062, Page 2693 of said Deed Records, for the northwest corner of Lot 2, Block 1/5185, 5910 Central Office Building, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84165, Page 5862 of said Deed Records, and being the westernmost southwest corner of said Lot 1C, Block 1/5185;

**THENCE** with said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and the northwest line of said Lot 1C, the following courses and distances:

- North 23°05'02" East, a distance of 58.53 feet to a brass TXDOT monument found for corner;
- South 66°53'29" East, a distance of 1.17 feet to a mag nail found for corner;
- North 23°30'18" East, a distance of 171.00 feet to the northwest corner of said Lot 1C, and being the southwest corner of Lot 1D, Block 1/5185 of said Twin Sixties Addition Revised No. 2;

**THENCE** departing said southeast right-of-way line of U.S. Highway No. 75 - North Central Expressway and said northwest line of Lot 1C, and with the common line of said Lot 1C and Lot 1D, the following courses and distances:

- South 66°53'29" East, a distance of 40.26 feet to an "X" cut in concrete found for corner;
- South 23°06'31" West, a distance of 16.00 feet to a mag nail set in the north line of said sanitary sewer and water easement recorded in Volume 76119, Page 606, and being the **POINT OF BEGINNING**;

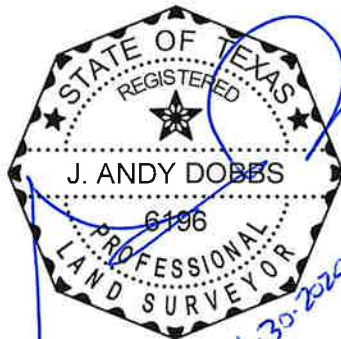
**THENCE** departing said common line of Lot 1C and Lot 1D and with said north line of the sanitary sewer and water easement, the following courses and distances:

- South 66°53'29" East, a distance of 128.79 feet to a mag nail set for corner;
- North 68°06'31" East, a distance of 69.53 feet to a mag nail set in said common line of Lot 1C and Lot 1D from which a PK nail found bears North 23°06'31" East, a distance of 36.87 feet;

CONTINUED ON SHEET 2

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>2-6-20</u>
SPRG NO:	<u>5049</u>

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	1 OF 4

**LEGAL DESCRIPTION (CONTINUED)**

**THENCE** departing said northwest line of the sanitary sewer and water easement and with said common line of Lot 1C and Lot 1D, South 23°06'31" West, a distance of 35.36 feet to a mag nail found for corner in the southwest line of said sanitary sewer and water easement;

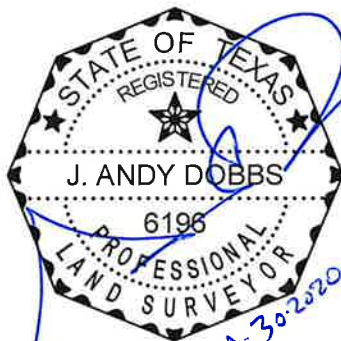
**THENCE** continuing with said common line of Lot 1C and Lot 1D and said southwest line of the sanitary sewer and water easement, the following courses and distances:

- South 68°06'31" West, a distance of 40.75 feet to a mag nail found for corner;
- North 66°53'29" West, a distance of 149.14 feet to a PK nail found for corner;
- North 23°06'31" East, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 3,463 square feet or 0.0795 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By:     JL      
 Date:     2-6-20      
 SPRG NO:     5049    

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
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 DALLAS, TEXAS 75240  
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**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JBH/MTC	JAD	AUG. 2019	063238302	2 OF 4

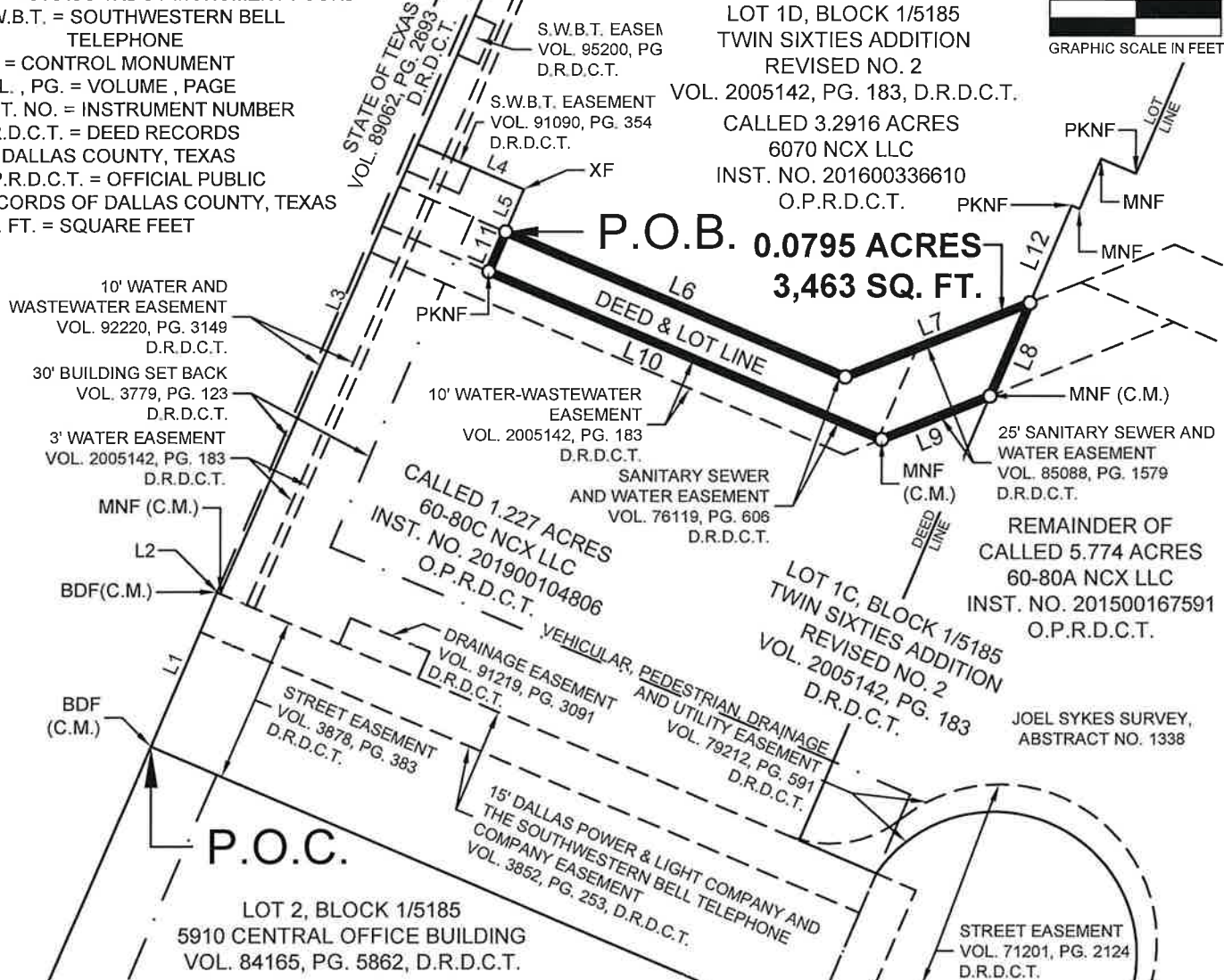
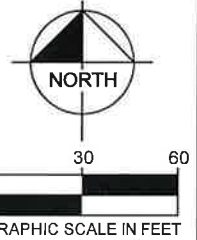


**LEGEND**

P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 MNF = MAG NAIL FOUND  
 PKNF = PK NAIL FOUND  
 XF = "X" IN CONCRETE FOUND  
 BDF = BRASS TXDOT MONUMENT FOUND  
 S.W.B.T. = SOUTHWESTERN BELL TELEPHONE  
 CM = CONTROL MONUMENT  
 VOL. , PG. = VOLUME , PAGE  
 INST. NO. = INSTRUMENT NUMBER  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 SQ. FT. = SQUARE FEET

**U.S. HIGHWAY NO. 75  
 NORTH CENTRAL EXPRESSWAY**

(A VARIABLE WIDTH RIGHT-OF-WAY)  
 (VOL. 3090, PG. 334 & VOL. 89062, PG. 2693) - D.R.D.C.T.



**NOTES**

1. See line table on sheet 4.
2. All corners are a mag nail set unless otherwise noted.
3. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)  
 Reviewed By: JL  
 Date: 2-6-20  
 SPRG NO: 5049

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



**SANITARY SEWER AND  
 WATER EASEMENT ABANDONMENT**  
 PART OF LOT 1D, BLOCK 1/5185  
 TWIN SIXTIES ADDITION  
 REVISED NO. 2  
 JOEL SYKES SURVEY, ABSTRACT NO. 1338  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

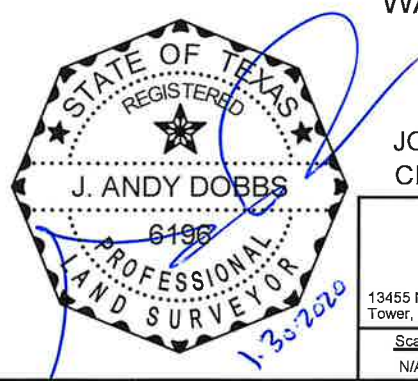
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale 1" = 60'	Drawn by JBH/MTC	Checked by JAD	Date AUG. 2019	Project No. 063238302
				Sheet No. 3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N23°05'02"E	58.53'
L2	S66°53'29"E	1.17'
L3	N23°30'18"E	171.00'
L4	S66°53'29"E	40.26'
L5	S23°06'31"W	16.00'
L6	S66°53'29"E	128.79'
L7	N68°06'31"E	69.53'
L8	S23°06'31"W	35.36'
L9	S68°06'31"W	40.75'
L10	N66°53'29"W	149.14'
L11	N23°06'31"E	15.00'
L12	N23°06'31"E	36.87'

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N/A	JBH/MTC	JAD	AUG. 2019	063238302	4 OF 4