

# WATER EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

TRACT 1

**BEING** a 5,092 square foot (0.1169 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a portion of Lots 1A and 2A, Block 18/2006 of Xerox Business Services Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument Number 201300381281, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being a portion of that certain tract of land as described in a Special Warranty Deed to Urban Smart Growth LP, recorded in Instrument Number 201700164042, O.P.R.D.C.T., also being a portion of that certain tract of land as described in a Special Warranty Deed with Vendor's Lien to Central Carroll Interests LLC, recorded in Instrument Number 201900242084, O.P.R.D.C.T., and being all of that certain tract of land as described in a Water Easement dedicated by deed recorded in Volume 87044, Page 1446, Deed Records of Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod capped with a 3-inch aluminum disc found for the Northwest corner of said Lot 2A, same being the Southwest corner of Lot 1C, Block 18/2006 of said Xerox Business Services Addition, and being in the East right-of-way line of North Central Expressway (variable width right-of-way) (also known as U.S. Highway Number 75) as recorded in Volume 2813, Page 54, and Volume 92044, Page 4554, D.R.D.C.T. from which a PK Nail found for an inside "ell" corner of said Lot 1A, and the northeast corner of said Lot 2A, bears South 66 degrees 54 minutes 31 seconds East, a distance of 310.97 feet; and being the beginning of a tangent curve to the left, with a radius of 2,734.00 feet, delta angle of 00 degrees 14 minutes 01 seconds, chord bearing and distance of South 20 degrees 50 minutes 18 seconds West, 11.14 feet;

**THENCE** with said curve to the left, and with the common line of said East right-of-way line of North Central Expressway and the West line of said Lot 2A, an arc distance of 11.14 feet to the **POINT OF BEGINNING**;

**THENCE** South 67 degrees 07 minutes 04 seconds East, departing aforesaid East right-of-way line of North Central Expressway, over and across said Lot 2A, a distance of 290.23 feet;

**THENCE** North 67 degrees 52 minutes 56 seconds East, over and across said Lot 2A and aforesaid Lot 1A, a distance of 31.32 feet;

**THENCE** South 66 degrees 34 minutes 16 seconds East, over and across said Lot 1A, a distance of 21.01 feet;

**THENCE** South 67 degrees 52 minutes 56 seconds West, over and across said Lots 1A and 2A, a distance of 52.58 feet;

**THENCE** North 67 degrees 07 minutes 04 seconds West, over and across said Lot 2A, a distance of 295.58 feet to the aforesaid East right-of-way line of North Central Expressway, being the beginning of a non-tangent curve to the right with a radius of 2,734.00 feet, delta angle of 00 degrees 19 minutes 10 seconds, chord bearing and distance of North 20 degrees 33 minutes 43 seconds East, 15.25 feet;

(FOR SPRG USE ONLY)

REVIEWED

BY:         G.S        

DATE:         5-19-22        

SPRG NO:         5895        



8140 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231

# WATER EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

TRACT 1

**THENCE** with said curve to the right, and with the aforesaid common line of the East right-of-way line of North Central Expressway and the West line of said Lot 2A, an arc distance of 15.25 feet to the **POINT OF BEGINNING**, and containing 0.1169 acres or 5,092 square feet of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.

 5/11/22

\_\_\_\_\_  
Dustin C. Kaiser Date  
Registered Professional Land Surveyor No. 6918  
Urban Structure + Survey, PLLC  
TBPELS Firm No. 10194610



(FOR SPRG USE ONLY)	
REVIEWED	
BY:	GS
DATE:	5-19-22
SPRG NO:	5895



8140 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231

**WATER EASEMENT  
ABANDONMENT**  
Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

**EXHIBIT A**

**TRACT 1**

BLOCK  
18/2006

LOT 1C, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

LOT 1A, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

CALLLED "TRACT 1"  
CENTRAL CARROLL INTERESTS, LLC  
(INST. NO. 2019002742084)  
O.P.R.D.C.T.

**WATER EASEMENT  
ABANDONMENT**  
0.1169 ACRE/5,092 SQ. FT.

LOT 2A, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

URBAN SMART GROWTH, LP  
(INST. NO. 201700164042)  
O.P.R.D.C.T.

**NORTH CENTRAL  
EXPRESSWAY**  
(U.S. HIGHWAY NO. 75)  
VARIABLE WIDTH RIGHT-OF-WAY  
VOL. 2813, PG. 54-D.R.D.C.T.,  
VOL. 92044, PG. 4554-D.R.D.C.T.

(CM)  
ADF  
C1  
**POB**  
C2

NAD'83  
N: 6981653.17'  
E: 2493158.78'

15' WATER EASEMENT  
(VOL. 87044, PG. 1446)  
D.R.D.C.T.

20' WATER ESMT.  
(VOL. 2002047, PG. 1446)  
D.R.D.C.T.

L1 S66°54'31"E 310.97'  
L2  
L3  
L4  
L5

(C.M.)  
PK NAIL  
FOUND

LOT 1B, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

S45°05'50"E 419.53'

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

SEE SHEET 4 OF 4  
FOR LINE AND  
CURVE TABLE

GRAPHIC SCALE  
1" = 60'



**LEGEND**

Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES**

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

(FOR SPRG USE ONLY)

REVIEWED  
BY: G.S.  
DATE: 5-19-22  
SPRG NO: 5895



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PLOTTED ON: 5/19/2022 5:16 PM

WATER EASEMENT  
ABANDONMENT  
Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

EXHIBIT A

TRACT 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°07'04" E	290.23'
L2	N 67°52'56" E	31.32'
L3	S 66°34'16" E	21.01'
L4	S 67°52'56" W	52.58
L5	N 67°07'04" W	295.58'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	000° 14' 01"	2,734.00'	11.14'	S 20°50'18" W	11.14'
C2	000° 19' 10"	2,734.00'	15.25'	N 20°33'43" E	15.25'



5/11/22

*[Handwritten Signature]*

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LEGEND	
Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES					
1.	THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.				
2.	THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>ISSUE DATE: 05/10/2022</td> <td>PROJECT NO.: 19512</td> <td>SCALE: 1 inch = 60 feet</td> <td>PAGE 4 OF 4</td> </tr> </table>		ISSUE DATE: 05/10/2022	PROJECT NO.: 19512	SCALE: 1 inch = 60 feet	PAGE 4 OF 4
ISSUE DATE: 05/10/2022	PROJECT NO.: 19512	SCALE: 1 inch = 60 feet	PAGE 4 OF 4		

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>G.S.</u>
DATE:	<u>5-19-22</u>
SPRG NO:	<u>5895</u>

# WATER EASEMENT ABANDONMENT

Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

EXHIBIT A

TRACT 2

**BEING** a 7,340 square foot (0.1685 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a portion of Lots 1A and 2A, Block 18/2006 of Xerox Business Services Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument Number 201300381281, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being a portion of that certain tract of land as described in a Special Warranty Deed to Urban Smart Growth LP, recorded in Instrument Number 201700164042, O.P.R.D.C.T., also being a portion of that certain tract of land as described in a Special Warranty Deed with Vendor's Lien to Central Carroll Interests LLC, recorded in Instrument Number 201900242084, O.P.R.D.C.T., and being all of that certain tract of land as described in a Water Easement, recorded in Volume 2002047, Page 255, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod capped with a 3-inch aluminum disc found for the Northwest corner of said Lot 2A, same being the Southwest corner of Lot 1C, Block 18/2006 of said Xerox Business Services Addition, and being in the East right-of-way line of North Central Expressway (variable width right-of-way) (also known as U.S. Highway Number 75), as recorded in Volume 2813, Page 54, and Volume 92044, Page 4554, D.R.D.C.T., from which a PK Nail found for an inside "ell" corner of said Lot 1A, and the northeast corner of said Lot 2A, bears South 66 degrees 54 minutes 31 seconds East, a distance of 310.97 feet; and being the beginning of a tangent curve to the left, with a radius of 2,734.00 feet, delta angle of 00 degrees 10 minutes 54 seconds, chord bearing and distance of South 20 degrees 51 minutes 52 seconds West, 8.67 feet;

**THENCE** with said curve to the left, and with the common line of said East right-of-way line of North Central Expressway and the West line of said Lot 2A, an arc distance of 8.67 feet to the **POINT OF BEGINNING**;

**THENCE** South 67 degrees 13 minutes 44 seconds East, departing said East right-of-way line of North Central Expressway, over and across said Lot 2A, a distance of 289.38 feet;

**THENCE** North 67 degrees 46 minutes 16 seconds East, over and across said Lot 2A and aforesaid Lot 1A, a distance of 28.03 feet;

**THENCE** South 67 degrees 00 minutes 39 seconds East, over and across said Lot 1A, a distance of 28.36 feet;

**THENCE** South 67 degrees 46 minutes 16 seconds West, over and across said Lots 1A and 2A, a distance of 56.35 feet;

**THENCE** over and across said Lot 2A, the following three (3) calls:

- 1.) North 67 degrees 13 minutes 44 seconds West, a distance of 276.93 feet to the beginning of a non-tangent curve to the left with a radius of 2,714.00 feet, delta angle of 00 degrees 36 minutes 48 seconds, chord bearing and distance of South 20 degrees 01 minute 36 seconds West, 29.06 feet;

(FOR SPRG USE ONLY)

REVIEWED

BY: G.S.

DATE: 5-19-22

SPRG NO: 5896



8140 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231

# WATER EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition

Lots 1A and 2A, Block 18/2006

John Grigsby Survey, Abstract No. 495

City of Dallas, Dallas County, Texas

TRACT 2

- 2.) With said curve to the left, an arc distance of 29.06 feet;
- 3.) North 69 degrees 37 minutes 47 seconds West, a distance of 20.00 feet to the aforesaid East right-of-way line of North Central Expressway, and being the beginning of a non-tangent curve to the right with a radius of 2,734.00 feet, delta angle of 01 degree 02 minutes 55 seconds, chord bearing and distance of North 20 degrees 14 minutes 57 seconds East, 50.04 feet;

**THENCE** with said curve to the right, and with the aforesaid common line of the East right-of-way line of North Central Expressway and the West line of said Lot 2A, an arc distance of 50.04 feet to the **POINT OF BEGINNING** and containing 0.1685 acres or 7,340 square feet of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.



5/3/22

Dustin C. Kaiser Date  
Registered Professional Land Surveyor No. 6918  
Urban Structure + Survey, PLLC  
TBPELS Firm No. 10194610



(FOR SPRG USE ONLY)

REVIEWED

BY: G.S.

DATE: 5-19-22

SPRG NO: 5896



8140 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231

**WATER EASEMENT  
ABANDONMENT**  
Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

**EXHIBIT A**

**TRACT 2**

**BLOCK  
18/2006**

LOT 1C, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

LOT 1A, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

LOT 1B, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

**NORTH CENTRAL  
EXPRESSWAY**  
(U.S. HIGHWAY NO. 75)  
VARIABLE WIDTH RIGHT-OF-WAY  
(VOL. 2813, PG. 54-D.R.D.C.T.,  
VOL. 92044, PG. 4654-D.R.D.C.T.)

NAD'83  
N: 6981653.17'  
E: 2493158.78'  
(CM)  
ADF  
POB  
POC

20' WATER EASEMENT  
(VOL. 2002047, PG. 255)  
D.R.D.C.T.

15' WATER MAIN ESMT.  
(VOL. 87044, PG. 1446)  
D.R.D.C.T.

**WATER EASEMENT  
ABANDONMENT**  
0.1685 ACRE/7,340 SQ. FT.

LOT 2A, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

URBAN SMART GROWTH, LP  
(INST. NO. 201700164042)  
O.P.R.D.C.T.

(C.M.)  
PK NAIL  
FOUND  
94.39'  
S23°10'13"W  
(C.M.)  
PK NAIL  
FOUND  
S45°05'50"E  
419.53'

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

SEE SHEET 4 OF 4  
FOR LINE AND  
CURVE TABLE

GRAPHIC SCALE  
1" = 60'



**LEGEND**

Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES**

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

(FOR SPRG USE ONLY)

REVIEWED  
BY: G.S.  
DATE: 5-19-22  
SPRG NO: 5896



8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231  
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WATER EASEMENT  
ABANDONMENT  
Xerox Business Services Addition  
Lots 1A and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

EXHIBIT A

TRACT 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°13'44" E	289.38'
L2	N 67°46'16" E	28.03'
L3	S 67°00'39" E	28.36'
L4	S 67°46'16" W	56.35'
L5	N 67°13'44" W	276.93'
L6	N 69°37'47" W	20.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	000° 10' 54"	2,734.00'	8.67'	S 20°51'52" W	8.67'
C2	000° 36' 48"	2,714.00'	29.06'	S 20°01'36" W	29.06'
C3	001° 02' 55"	2,734.00'	50.04'	N 20°14'57" E	50.04'



*[Handwritten Signature]* 5/3/22

PLOTTED ON: 5/3/2022 1:18 PM



8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231  
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LEGEND	GENERAL NOTES	(FOR SPRG USE ONLY)
<p><b>Z</b> DENOTES COMMON LAND OWNERSHIP  <b>VOL., PG.</b> VOLUME, PAGE  <b>IRF</b> IRON ROD FOUND  <b>ADF</b> 3-INCH ALUMINUM DISC FOUND  <b>SQ. FT.</b> SQUARE FEET  <b>P.O.B.</b> POINT OF BEGINNING  <b>P.O.C.</b> POINT OF COMMENCING  <b>(C.M.)</b> CONTROLLING MONUMENT  <b>INST. NO.</b> INSTRUMENT NUMBER  <b>D.R.D.C.T.</b> DEED RECORDS, DALLAS COUNTY, TEXAS  <b>O.P.R.D.C.T.</b> OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS</p>	<p>1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.</p> <p>2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.</p>	<p>REVIEWED BY: <u>G.S.</u>            DATE: <u>5-19-22</u>            SPRG NO: <u>5896</u></p>
<p>ISSUE DATE: 05/03/2022    PROJECT NO.: 19512    SCALE: 1 inch = 60 feet    PAGE 4 OF 4</p>		



# WATER EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition  
Lots 1A and 1B, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

TRACT 3

**BEING** a 9,589 square foot (0.2201 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a portion of Lots 1A and 1B, Block 18/2006 of Xerox Business Services Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument Number 201300381281, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being a part of that certain tract of land as described in a Special Warranty Deed with Vendor's Lien to Central Carroll Interests LLC, recorded in Instrument Number 201900242084, O.P.R.D.C.T., and being all of that certain tract of land as described in a Water Easement dedicated by plat recorded in Instrument Number 201300381281, O.P.R.D.C.T.; said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a PK Nail found for an inside ell corner of Lot 2A, Block 18/2006 of said Xerox Business Services Addition, and the western most corner of Lot 1B, Block 18/2006 of said Xerox Business Services Addition;

**THENCE** South 45 degrees 05 minutes 50 seconds East, a distance of 439.90 feet 1/2-inch iron rod found for the south corner of said Lot 1B, same being an inner ell corner of Lot 2A, Block 18/2006 of said Xerox Business Services Addition;

**THENCE** North 44 degrees 54 minutes 10 seconds East, with the southeasterly line of said Lot 1B, a distance of 116.01 feet, being in the North line of that certain tract of land as described to the City of Dallas, recorded in Instrument Number 201300381281, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same being in the northwesterly right-of-way line of Peak Street (60-foot right-of-way), recorded in Volume 9, Page 345, Map Records, Dallas County, Texas (M.R.D.C.T.), and being the **POINT OF BEGINNING**;

**THENCE** departing the common line of said Peak Street, said City of Dallas tract, and said Lot 1B, over and across aforesaid Lot 1A and said Lot 1B, the following five (5) calls;

- 1.) North 45 degrees 28 minutes 07 seconds West, a distance of 453.32 feet;
- 2.) South 67 degrees 52 minutes 56 seconds West, a distance of 3.71 feet;
- 3.) North 67 degrees 00 minutes 39 seconds West, a distance of 28.36 feet;
- 4.) North 67 degrees 46 minutes 16 seconds East, a distance of 36.81;
- 5.) South 45 degrees 28 minutes 07 seconds East, a distance of 465.57 feet to the southeasterly line of said Lot 1B, same being the common line of said northwesterly right-of-way line of Peak Street and the north line of a 20-foot alley-way dedicated by Volume 9, Page 345, M.R.D.C.T.;



8140 Walnut Hill Lane, Suite 905  
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REVIEWED	
BY:	G.S.
DATE:	5-19-22
SPRG NO:	5897

Page 1 of 4

M:\Survey\Projects\2019\19512-Dallas\_The Central\ACAD\Map-Check\Legal Descriptions\_Esmt Abdn  
Print Date: May 11 th, 2022

# WATER EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition

Lots 1A and 1B, Block 18/2006

John Grigsby Survey, Abstract No. 495

City of Dallas, Dallas County, Texas

TRACT 3

**THENCE** with the southeasterly line of said Lot 1B, the following three (3) calls:

- 1.) South 44 degrees 59 minutes 52 seconds West, with the common line of said northwesterly right-of-way line of Peak Street and said north line of a 20-foot alley-way, a distance of 16.24 feet to the common line of said Peak Street and aforesaid City of Dallas tract;
- 2.) South 44 degrees 58 minutes 08 seconds East, with the common line of said Peak Street and said City of Dallas tract, a distance of 1.23 feet
- 3.) South 44 degrees 54 minutes 10 seconds West, a distance of 3.75 feet to the **POINT OF BEGINNING**, containing 0.2201 acres or 9,589 square feet of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.

 5/11/22

Dustin C. Kaiser Date  
Registered Professional Land Surveyor No. 6918  
Urban Structure + Survey, PLLC  
TBPELS Firm No. 10194610



(FOR SPRG USE ONLY)

REVIEWED

BY: G.S.

DATE: 5-19-22

SPRG NO: 5897

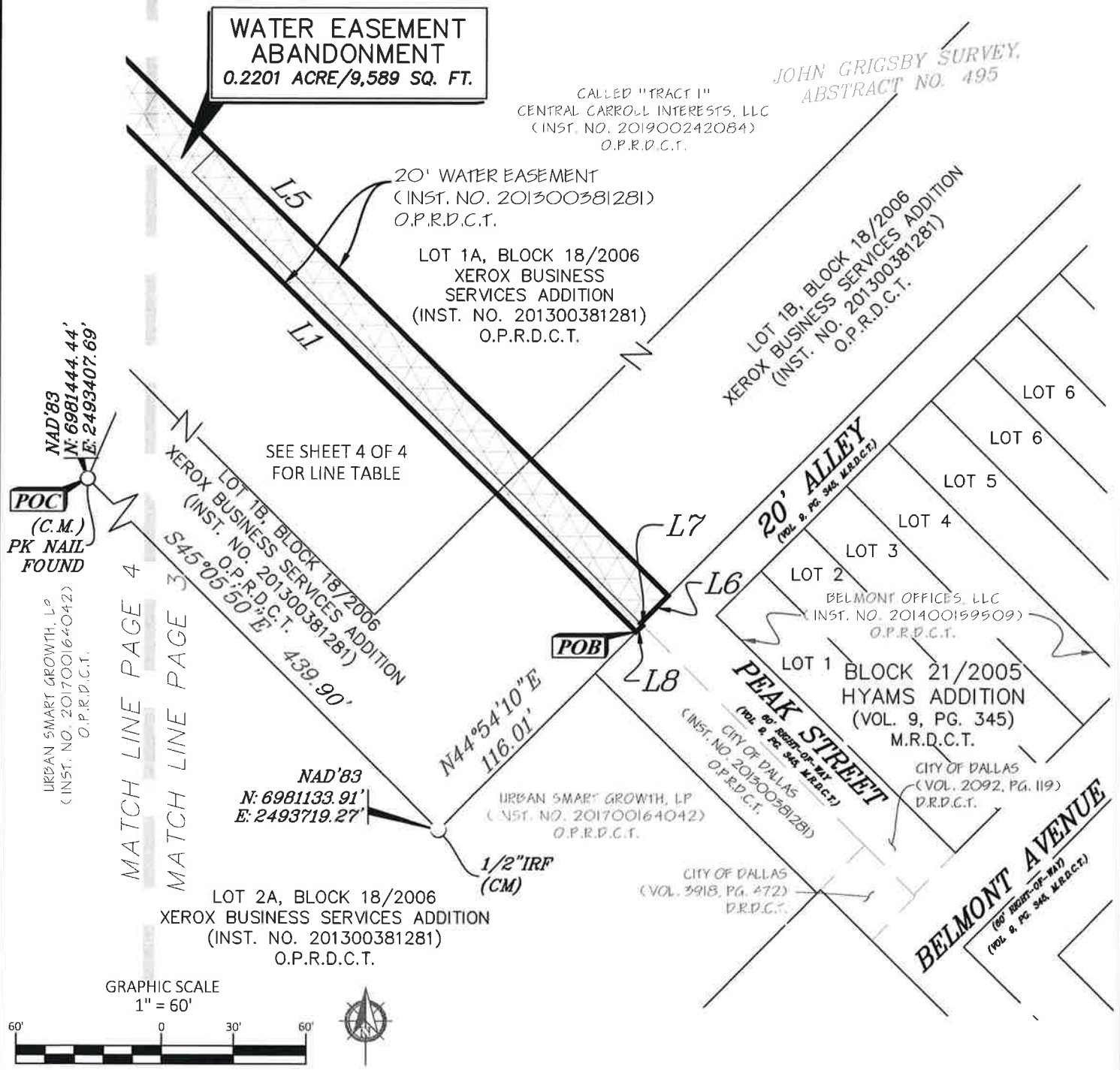


8140 Walnut Hill Lane, Suite 905  
Dallas, Texas 75231

**WATER EASEMENT  
ABANDONMENT**  
Xerox Business Services Addition  
Lots 1A and 1B, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

**EXHIBIT A**

**TRACT 3**



GRAPHIC SCALE  
1" = 60'



**LEGEND**

Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES**

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

**(FOR SPRG USE ONLY)**

REVIEWED BY: G.S.  
DATE: 5-19-22  
SPRG NO.: 5897

**URBAN STRUCTURE**  
8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231  
Firm Registration #10194610 - www.urbanstruct.com - 214.295.5775

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**WATER EASEMENT  
ABANDONMENT**  
Xerox Business Services Addition  
Lots 1A and 1B, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

**EXHIBIT A**

**TRACT 3**

LOT 1C, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

**BLOCK  
18/2006**

LOT 1A, BLOCK 18/2006  
XEROX BUSINESS  
SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

**WATER EASEMENT  
ABANDONMENT**  
0.2201 ACRE/9,589 SQ. FT.

CALLED "TRACT 1"  
CENTRAL CARROLL INTERESTS, LLC  
(INST. NO. 201900242084)  
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

LOT 2A, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°28'07" W	453.32'
L2	S 67°52'56" W	3.71'
L3	N 67°00'39" W	28.36'
L4	N 67°46'16" E	36.81'
L5	S 45°28'07" E	465.57'
L6	S 44°59'52" W	16.24'
L7	S 44°58'08" E	1.23'
L8	S 44°54'10" W	3.75'

(C.M.)  
PK NAIL  
FOUND

(C.M.)  
PK NAIL  
FOUND

20' WATER  
EASEMENT  
(INST. NO.  
201300381281)  
O.P.R.D.C.T.

LOT 1B, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

URBAN SMART GROWTH LP  
(INST. NO. 201700164042)  
O.P.R.D.C.T.



*5/11/22*  
*[Signature]*

GRAPHIC SCALE  
1" = 60'



MATCH LINE

PLOTTED ON: 5/9/2022 6:40 PM



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LEGEND	
Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES	
1.	THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2.	THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

(FOR SPRG USE ONLY)	
REVIEWED BY:	<u>G.S.</u>
DATE:	<u>5-19-22</u>
SPRG NO:	<u>5897</u>
ISSUE DATE:	05/11/2022
PROJECT NO.:	19512
SCALE:	1 inch = 60 feet
PAGE	4 OF 4

# DRAINAGE EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition

Lots 1B and 2A, Block 18/2006

John Grigsby Survey, Abstract No. 495

City of Dallas, Dallas County, Texas

TRACT 4

**BEING** a 17,000 square foot (0.3902 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a portion of Lots 1B and 2A, Block 18/2006 of Xerox Business Services Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument Number 201300381281, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being a portion of that certain tract of land as described in a Special Warranty Deed with Vendor's Lien to Central Carroll Interests LLC, recorded in Instrument Number 201900242084, O.P.R.D.C.T., also being a portion of that certain tract of land as described in a Special Warranty Deed to Urban Smart Growth, LP, recorded in Instrument Number 201700164042, O.P.R.D.C.T., also being a part of that certain tract of land as described in a deed to the City of Dallas, recorded in Instrument Number 201300381281, D.R.D.C.T., and being all of that certain tract of land as described in a Drainage Easement dedicated by deed recorded in Volume 74023, Page 1772, Deed Records of Dallas County, Texas (D.R.D.C.T.); said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod found for the southernmost corner of said Lot 2A, same being the West corner of Lot 2, Block A/663 of Cityplace Northeast, Section One-Revised, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 2003144, Page 79, D.R.D.C.T., same also being in the Northeast right-of-way line of Haskell Avenue (a variable width right-of-way), recorded in Volume 86013, Page 4551, D.R.D.C.T.;

**THENCE** North 45 degrees 28 minutes 21 seconds West, with the common line of said Haskell Avenue and said Lot 2A, a distance of 120.00 feet to the **POINT OF BEGINNING**;

**THENCE** North 45 degrees 28 minutes 21 seconds West, continuing with said common line, a distance of 25.00 feet;

**THENCE** North 44 degrees 41 minutes 37 seconds East, departing the aforesaid Northeast right-of-way line of Haskell Avenue, over and across said Lot 2A and aforesaid Lot 1B, a distance of 680.07 feet;

**THENCE** South 45 degrees 00 minutes 19 seconds East, over and across said Lot 1B, a distance of 15.44 feet to the common line of said Lot 1B and a 20-foot alley-way dedicated by plat recorded in Volume 9, Page 345, Map Records of Dallas County, Texas (M.R.D.C.T.), same being in the northeasterly right-of-way line of Peak Street (60-foot right-of-way), recorded in Volume 9, Page 345, M.R.D.C.T., same also being in the North right-of-way line of aforesaid City of Dallas tract, from which a 1/2-inch iron rod found for the southernmost corner of aforesaid Lot 1B, same being an inner ell-corner of said Lot 2A, bears South 44 degrees 54 minutes 10 seconds West, a distance of 119.77 feet;

**THENCE** South 45 degrees 26 minutes 30 seconds East, departing said line of Lot 1B, with the common line of said City of Dallas tract and said 20-foot alley, a distance of 9.56 feet;



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BY: <u>G.S.</u>
DATE: <u>5-19-22</u>
SPRG NO: <u>5899</u>

# DRAINAGE EASEMENT ABANDONMENT

EXHIBIT A

Xerox Business Services Addition  
Lots 1B and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

TRACT 4

**THENCE** South 44 degrees 41 minutes 37 seconds West, departing the common line of said 20-foot alley-way and said City of Dallas tract, over and across said City of Dallas tract and aforesaid Lot 2A, a distance of 679.94 feet to the **POINT OF BEGINNING**, and containing 0.3902 acres or 17,000 square feet of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.

 5/3/22

Dustin C. Kaiser                      Date  
Registered Professional Land Surveyor No. 6918  
Urban Structure + Survey, PLLC  
TBPELS Firm No. 10194610



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Dallas, Texas 75231

(FOR SPRG USE ONLY)  
REVIEWED  
BY: G.S.  
DATE: 5-19-22  
SPRG NO: 5899

**DRAINAGE EASEMENT  
ABANDONMENT**  
Xerox Business Services Addition  
Lots 1B and 2A, Block 18/2006  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

**EXHIBIT A**

**TRACT 4**

LOT 2A, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

URBAN SMART GROWTH, LP  
(INST. NO. 201700164042)  
O.P.R.D.C.T.

SEE SHEET 4 OF 4  
FOR LINE TABLE

**DRAINAGE EASEMENT  
ABANDONMENT**  
0.3902 ACRE/17,000 SQ. FT.

25' DRAINAGE EASEMENT  
(VOL. 74023, PG. 1772)  
D.R.D.C.T.

APPROXIMATE LOCATION  
10' D.P.&L. & S.W.B.T. EASEMENT  
(VOL. 88171, PG. 3642)  
D.R.D.C.T.

URBAN SMART GROWTH, LP  
(INST. NO. 201700164042)  
O.P.R.D.C.T.

LOT 2A, BLOCK 18/2006  
XEROX BUSINESS SERVICES ADDITION  
(INST. NO. 201300381281)  
O.P.R.D.C.T.

15' X 19' D.P.&L. &  
S.W.B.T. EASEMENT  
(VOL. 4339, PG. 54)  
D.R.D.C.T.

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

LOT 2, BLOCK A/663  
CITYPLACE NORTHEAST,  
SECTION ONE—REVISED  
(VOL. 2003144, PG. 79)  
D.R.D.C.T.

GATEWAY CITYVILLE, INC.  
(INST. NO. 201300384230)  
O.P.R.D.C.T.

**HASKELL AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 88018, PG. 4551, D.R.D.C.T.)

**POB**

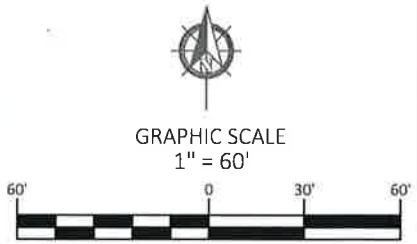
1/2" IRF  
(CM)

**POC**

NAD'83  
N: 6980644.53'  
E: 2493417.97'

N45°28'21"W 120.00'

MATCH LINE PAGE 3  
MATCH LINE PAGE 4



**LEGEND**

Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
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BY: G.S.

DATE: 5-19-22

SPRG NO: 5899



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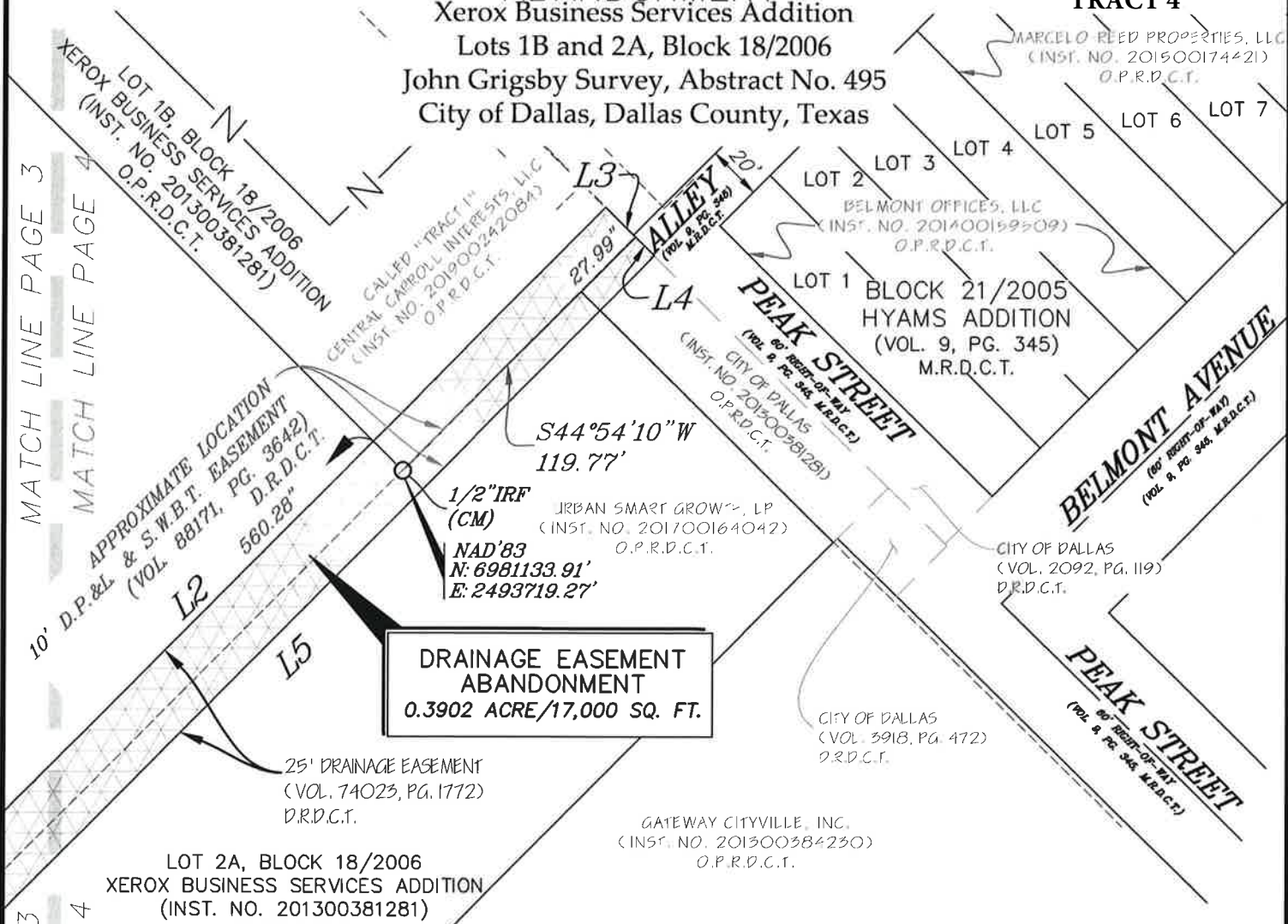
PLOTTED ON: 5/3/2022 2:55 PM

# DRAINAGE EASEMENT ABANDONMENT

**Xerox Business Services Addition**  
**Lots 1B and 2A, Block 18/2006**  
**John Grigsby Survey, Abstract No. 495**  
**City of Dallas, Dallas County, Texas**

**EXHIBIT A**

**TRACT 4**



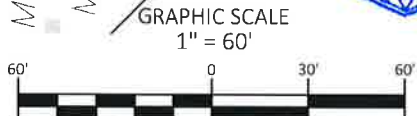
**DRAINAGE EASEMENT  
ABANDONMENT**  
**0.3902 ACRE/17,000 SQ. FT.**



*JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495*

*5/3/22*  
*[Signature]*

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°28'21" W	25.00'
L2	N 44°41'37" E	680.07'
L3	S 45°00'19" E	15.44'
L4	S 45°26'30" E	9.56'
L5	S 44°41'37" W	679.94'



**URBAN STRUCTURE**

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LEGEND	
Z	DENOTES COMMON LAND OWNERSHIP
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
ADF	3-INCH ALUMINUM DISC FOUND
SQ. FT.	SQUARE FEET
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