

DRAINAGE & DETENTION AREA EASEMENT ABANDONMENT **Exhibit A**
BLOCK H/7557
STONERIDGE BUSINESS PARK PHASE TWO
JOHN STEPHENS SURVEY, ABSTRACT NO. 1303
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 11,465 square foot (0.2632 acre) tract of land situated in the John Stephens Survey, Abstract No. 1303, City of Dallas, Dallas County, Texas, being a portion of Block H/7557, Stoneridge Business Park Phase Two, an addition to the City of Dallas recorded in Volume 86189, Page 4610, Deed Records, Dallas County, Texas, and being a portion of that tract of land described in a Special Warranty Deed to Uplift Education, recorded in Instrument No. 201000086067, Official Public Records, Dallas County, Texas, and being all of a Drainage and Detention Easement described in Volume 2000145, Page 1134, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a chiseled "X" found for the south corner of a corner clip at the intersection of the north right-of-way line of Westfall Drive (a 64 foot right-of-way recorded in Volume 86189, Page 4610, Deed Records, Dallas County, Texas) and the west right-of-way line of Hampton Road (a variable width right-of-way recorded in Volume 72043, Page 1130, Volume 72043, Page 1147, Volume 71247, Page 208, Volume 72008, Page 1998, Deed Records, Dallas County, Texas), for the southerly southeast corner of said Block H/7557;

THENCE North 44°33'56" East, along said corner clip, a distance of 21.21 feet to a chiseled "X" found for the north corner of said corner clip;

THENCE North 00°26'04" West, along the common line between said Block H/7557 and said Hampton Road, a distance of 365.17 feet to a point;

THENCE over and across said Block H/7557, the following bearings and distances:

South 89°59'26" West, a distance of 17.12 feet to a point for the beginning of a non-tangent curve to the right for the **POINT OF BEGINNING**;

In a southwesterly direction along said non-tangent curve to the right, whose chord bears South 47°03'11" West a distance of 180.26 feet, having a radius of 163.77 feet, a central angle of 66°46'55", and an arc length of 190.89 feet to a point at the end of said non-tangent curve to the right;

North 00°26'04" West, a distance of 122.80 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	_____ G.S. _____
Date:	_____ 12-15-22 _____
SPRG No.:	6149

Exhibit A

**DRAINAGE & DETENTION AREA EASEMENT ABANDONMENT
BLOCK H/7557
STONERIDGE BUSINESS PARK PHASE TWO
JOHN STEPHENS SURVEY, ABSTRACT NO. 1303
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

North 89°59'26" East, a distance of 132.88 feet to the **POINT OF BEGINNING**
containing 11,465 square feet or 0.2632 acres of land, more or less.

Basis Of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North
American Datum OF 1983, Adjustment Realization 2011.



Brian R. Wade RPLS No. 6098
10/20/2022
REVISED: 12/02/2022



(For SPRG use only)

Reviewed By: G.S.

Date: 12-15-22

SPRG No.: 6149

0 30 60 120

(FEET)

1 inch = 60 ft.

25' UTILITY & DRAINAGE
EASEMENT & BUILDING LINE
VOL. 86189, PG. 4610
D.R.D.C.T.

Exhibit A



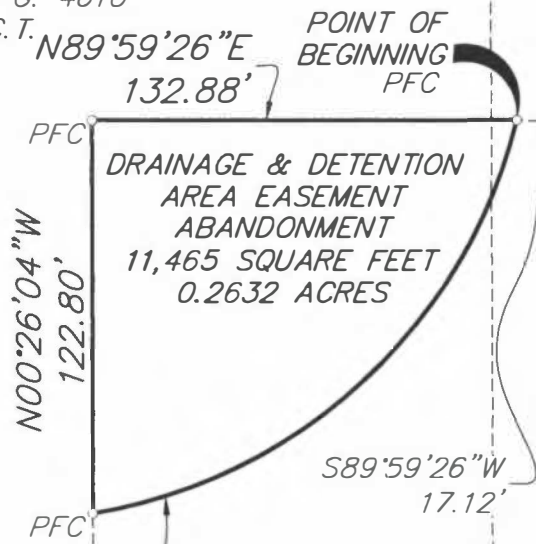
JOHN STEPHENS SURVEY,
ABSTRACT NO. 1303

LEGEND

- EASEMENT LINE
- PROPERTY LINE LINE
- EASEMENT LINE
- CMF CHISELED "X" FOUND
- (CM) CONTROLLING MONUMENT
- YCIRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- PFC POINT FOR CORNER
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE

UPLIFT EDUCATION
INST. NO. 201000086067
O.P.R.D.C.T.

BLOCK H/7557
STONERIDGE BUSINESS PARK
PHASE TWO
VOLUME 86189, PAGE 4610
D.R.D.C.T.



$\Delta = 66^\circ 46' 55''$
 $R = 163.77'$
 $L = 190.89'$
 $CB = S47^\circ 03' 11'' W$
 $CD = 180.26'$

DRAINAGE & DETENTION
AREA EASEMENT
VOL. 2000145, PG. 01134
D.R.D.C.T.

HAMPTON ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 72043, PG. 1130, VOL. 72043, PG. 1147,
VOL. 71247 PG. 208, VOL. 72008 PG. 1998, D.R.D.C.T.)

5' DALLAS POWER
& LIGHT EASEMENT
VOL. 82232, PG. 381
D.R.D.C.T.

Brian R Wade

BRIAN R WADE, RPLS NO. 6098
10/20/2022
REVISED: 12/02/2022



BASIS OF BEARINGS: STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00

WESTFALL DRIVE
(64' RIGHT-OF-WAY)
(VOL. 86189, PG. 4610, D.R.D.C.T.)

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EASEMENT ABANDONMENT
BLOCK H/7557
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JOHN STEPHENS SURVEY, ABSTRACT NO. 1303
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed By: G-S
Date: 12-15-22
SPRG NO.: 6149

SCALE	1" = 60'	DATE	9/1/2022	SHEET	3 OF 3
JOB NO.	2211.020	E-FILE	2111.020DEA	DWG NO.	27,983X