

STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
 Turtle Creek Office Tower
 James A. Sylvester Survey, Abstract No. 1383
 City of Dallas, Dallas County, Texas

DESCRIPTION, of a 513 square foot (0.012 acre) tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas and in Block 1021, Official Block Numbers of the City of Dallas; said tract being part of that certain tract of land described as a 8' Storm Sewer Easement in Volume 5362, Page 204 of the Deed Records of Dallas County, Texas; said tract also being part of Lot 1, Block A/1021, Turtle Creek Office Tower, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000255957 of the Official Public Records of Dallas County, Texas and being part of that certain tract of land described in Special Warranty Deed to 2727 Turtle Creek LLC recorded in Instrument No. 202200153654 of said Official Public Records; said 513 square foot (0.012 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

COMMENCING, at a PK nail with washer found (controlling monument); said point being a northwest corner of said Lot 1 and a southeast corner of Block 13/1019, Turtle Creek Gardens Condominium, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73140, Page 751 of said Deed Records; from which a mag nail with "PACHECO KOCH" washer found (controlling monument) bears North 28 degrees, 13 minutes, 05 seconds West, a distance of 118.60 feet;

THENCE, South 11 degrees, 59 minutes, 25 seconds West, along the northwest line of said Lot 1 and the southeast line of said Block 13/1019, a distance of 5.07 feet to the **POINT OF BEGINNING**; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said northwest line of Lot 1 and said southeast line of Block 13/1019, and into and across said Lot 1, the following two (2) calls:

In a southwesterly direction and along said curve to the right, having a central angle of 25 degrees, 42 minutes, 49 seconds, a radius of 112.16 feet, a tangent of 25.60 feet, a chord bearing and distance of South 04 degrees, 17 minutes, 42 seconds West, 49.92 feet, an arc distance of 50.34 feet to a point at the end of said curve;

South 17 degrees, 00 minutes, 39 seconds West, a distance of 76.38 feet to a point for corner; said point being in said northwest line of Lot 1 and said southeast line of Block 13/1019;

(For SPRG use only)

Reviewed By	<u>JS</u>
Date:	<u>10-19-2023</u>
SPRG NO:	<u>6124</u>

STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, North 11 degrees, 59 minutes, 25 seconds East, along the said northwest line of Lot 1 and the southeast line of said Block 13/1019, a distance of 125.55 feet to the **POINT OF BEGINNING**;

CONTAINING: 513 square feet or 0.012 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

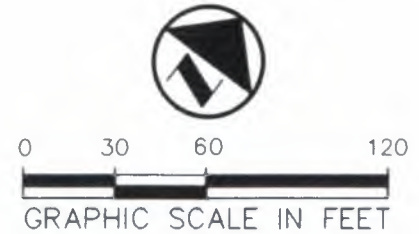
Luis M. Gonzalez 10/03/2023
Date
Luis M. Gonzalez
Registered Professional Land Surveyor No. 6793
Pacheco Koch, a Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



1445-19.232EX3R2 doc JMC
1445-19.323EX3R2.dwg JMC

(For SPRG use only)
Reviewed By: JK
Date: 10.19.2023
SPRG NO: 6124

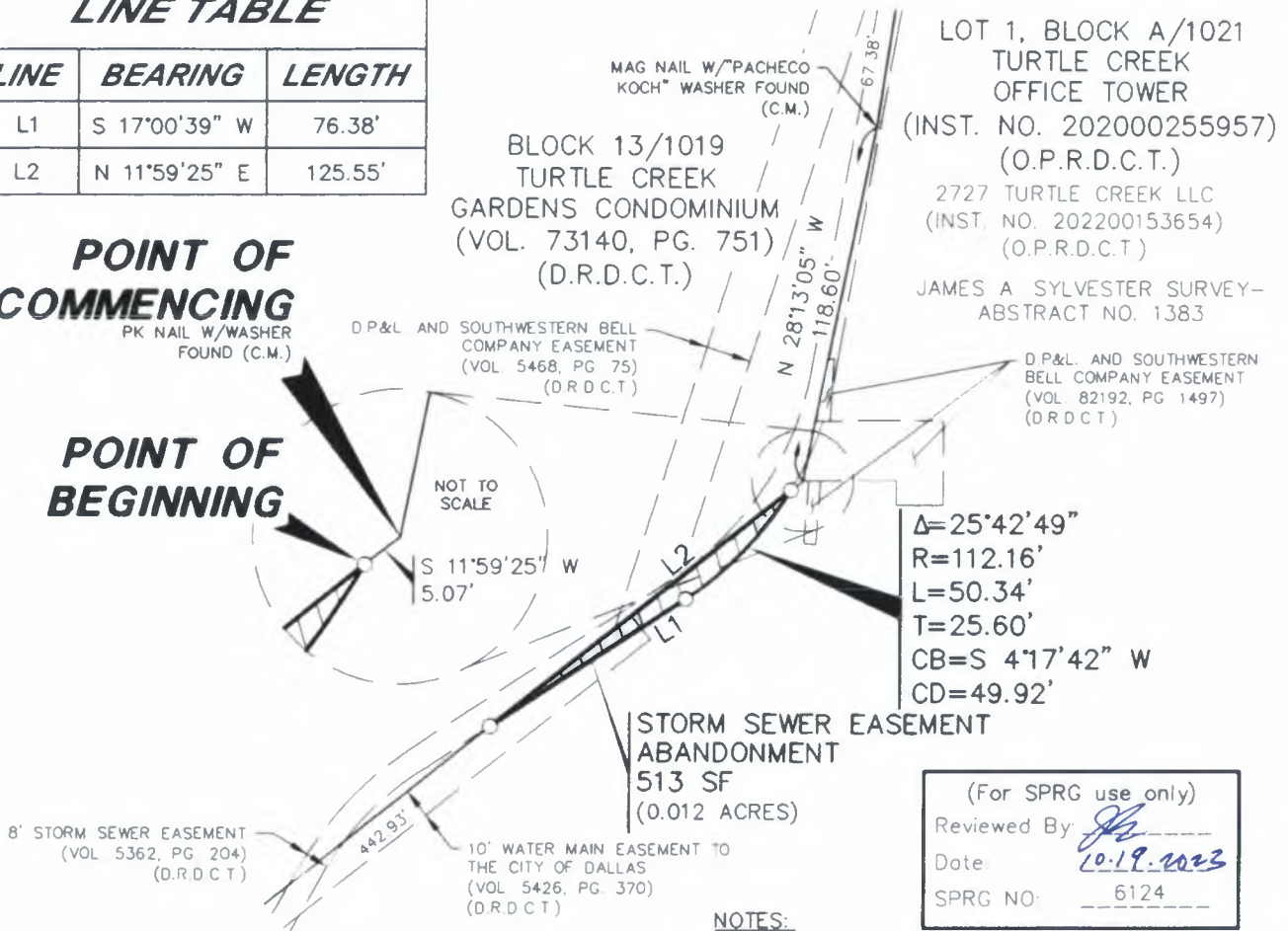
LEGEND			
	EASEMENT ABANDONMENT	(D.R.D.C.T)	DEED RECORDS OF DALLAS COUNTY, TEXAS
	PROPERTY LINE		OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
	EASEMENT LINE	(O.P.R.D.C.T)	
	POINT FOR CORNER		
	(UNLESS OTHERWISE NOTED)		
(C.M.)	CONTROLLING MONUMENT	R.O.W.	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER	SF	SQUARE FOOT
PG.	PAGE	VOL.	VOLUME



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 17°00'39" W	76.38'
L2	N 11°59'25" E	125.55'

POINT OF COMMENCING
PK NAIL W/WASHER FOUND (C.M.)

POINT OF BEGINNING



(For SPRG use only)
Reviewed By: *[Signature]*
Date: 10-19-2023
SPRG NO: 6124

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031

STORM SEWER EASEMENT ABANDONMENT
PART OF LOT 1, BLOCK A/1021 TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

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STORM SEWER EASEMENT ABANDONMENT

Part of Lots 1 and 2, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

In a southeasterly direction and along said curve to the left, having a central angle of 18 degrees, 13 minutes, 23 seconds, a radius of 93.66 feet, a tangent of 15.02 feet, a chord bearing and distance of South 13 degrees, 05 minutes, 28 seconds East, 29.66 feet, an arc distance of 29.79 feet to a point at the end of said curve; said point being the beginning of a compound curve to the left;

In a southeasterly direction and along said curve to the left, having a central angle of 08 degrees, 07 minutes, 10 seconds, a radius of 96.00 feet, a tangent of 6.81 feet, a chord bearing and distance of South 25 degrees, 30 minutes, 13 seconds East, 13.59 feet, an arc distance of 13.60 feet to a point at the end of said curve;

South 29 degrees, 33 minutes, 48 seconds East, a distance of 114.67 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a southeasterly direction and along said curve to the right, having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 112.16 feet, a tangent of 16.30 feet, a chord bearing and distance of South 22 degrees, 37 minutes, 43 seconds East, 32.27 feet, an arc distance of 32.38 feet to a point at the end of said curve; said point being in the said northwest line of Lot 1 and said southeast line of Block 13/1019;

THENCE, North 28 degrees, 13 minutes, 05 seconds West, along said northwest line of Lot 1 and said southeast line of Block 13/1019, a distance of 111.61 feet to a mag nail with "PACHECO KOCH" washer found for corner;

THENCE, North 30 degrees, 58 minutes, 05 seconds West, continuing along said northwest line of Lot 1 and said southeast line of Block 13/1019 a distance of 67.38 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,475 square feet or 0.034 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 11/06/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



1445-19.323EX4R3.doc
1445-19.323EX4R3.dwg JMC

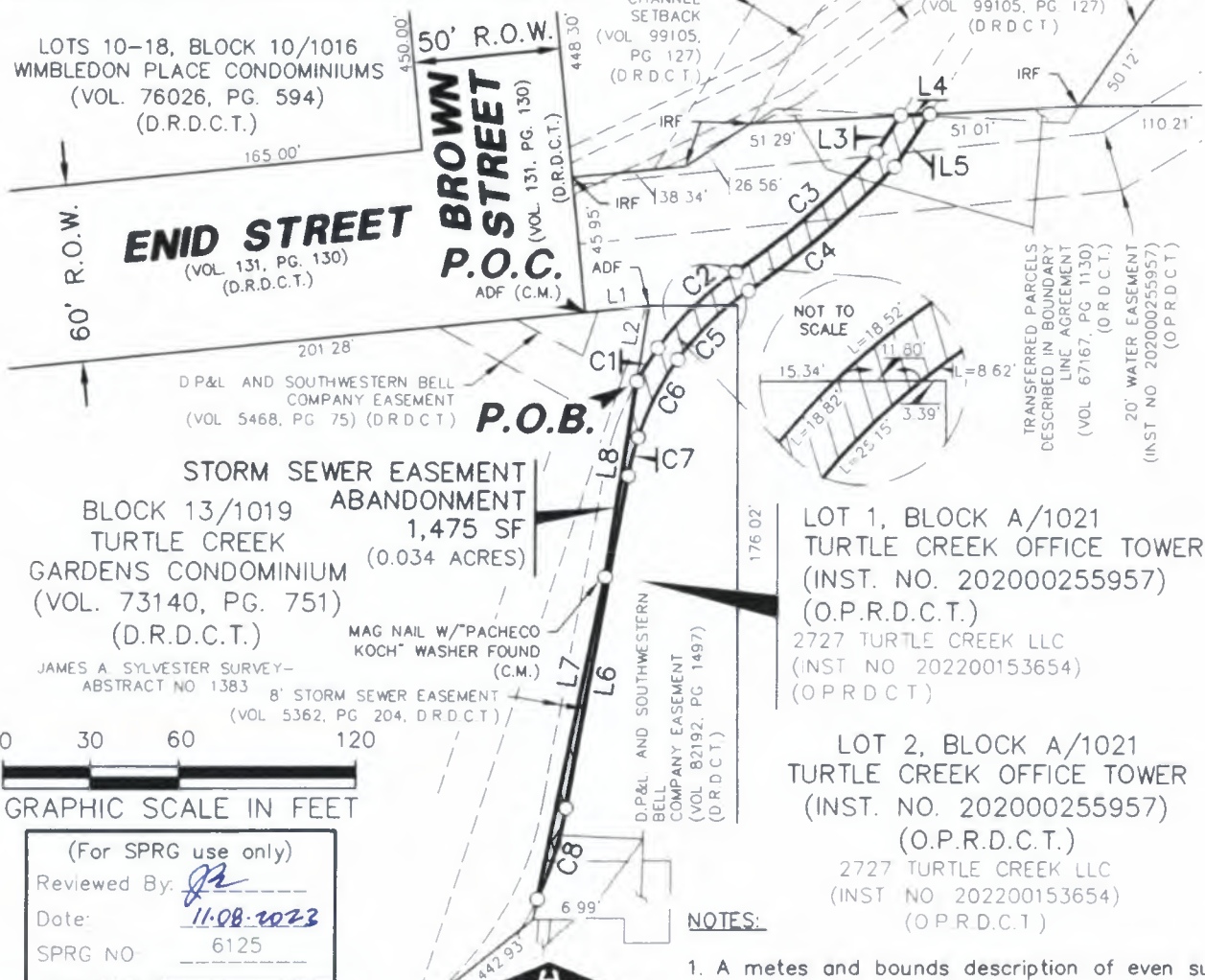
(For SPRG use only)
Reviewed By: JZ
Date: 11.08.2023
SPRG NO: 6125

LEGEND

	NEW EASEMENT LINE (O.P.R.D.C.T)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	PROPERTY LINE	
	EASEMENT LINE	
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	VOL. VOLUME
(C.M.)	CONTROLLING MONUMENT	SF SQUARE FOOT
IRF	1/2-INCH IRON ROD	PG. PAGE
ADF	W/"PACHECO KOCH" CAP FOUND FOR CORNER	R.O.W. RIGHT-OF-WAY
(D.R.D.C.T.)	3 1/4-INCH ALUMINUM DISK STAMPED "TCOT - PACHECO KOCH" FOUND DEED RECORDS OF DALLAS COUNTY, TEXAS	INST. NO. INSTRUMENT NUMBER
		P.O.B. POINT OF BEGINNING
		P.O.C. POINT OF COMMENCING

SEE PAGE 5 FOR CURVE TABLE AND LINE TABLE

LOT 1K, BLOCK 11/1017
PLAZA AT TURTLE CREEK VII
(INST. NO. 201500211098) (O.P.R.D.C.T.)



0 30 60 120
GRAPHIC SCALE IN FEET

(For SPRG use only)
Reviewed By: *[Signature]*
Date: 11-08-2023
SPRG NO: 6125

LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
(INST. NO. 202000255957)
(O.P.R.D.C.T.)
2727 TURTLE CREEK LLC
(INST NO 202200153654)
(OPRDCT)

LOT 2, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
(INST. NO. 202000255957)
(O.P.R.D.C.T.)
2727 TURTLE CREEK LLC
(INST NO 202200153654)
(OPRDCT)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Luis M. Gonzalez 11/06/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

STORM SEWER EASEMENT ABANDONMENT

PART OF LOTS 1 AND 2, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 5

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY JMC	CHECKED BY JEC/MWW	SCALE 1"=60'	DATE NOV. 2023	JOB NUMBER 1445-19.323
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°39'55" E	21.54'
L2	S 30°58'05" E	93.20'
L3	N 06°06'57" W	14.74'
L4	N 47°22'33" E	9.95'
L5	S 06°06'57" E	21.36'
L6	S 29°33'48" E	114.67'
L7	N 28°13'05" W	111.61'
L8	N 30°58'05" W	67.38'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	07°22'46"	103.65'	13.35'	6.68'	N 7°57'18" W	13.34'
C2	20°38'22"	103.65'	37.34'	18.87'	N 6°03'17" E	37.14'
C3	11°54'22"	301.96'	62.75'	31.49'	N 10°01'46" E	62.64'
C4	12°39'05"	295.15'	65.17'	32.72'	S 10°06'40" W	65.04'
C5	20°39'17"	93.66'	33.76'	17.07'	S 6°20'52" W	33.58'
C6	18°13'23"	93.66'	29.79'	15.02'	S 13°05'28" E	29.66'
C7	08°07'10"	96.00'	13.60'	6.81'	S 25°30'13" E	13.59'
C8	16°32'27"	112.16'	32.38'	16.30'	S 22°37'43" E	32.27'

(For SPRG use only)
 Reviewed By: *[Signature]*
 Date: 11.08.2023
 SPRG NO: 6125

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

**STORM
 SEWER EASEMENT
 ABANDONMENT**

PART OF LOTS 1 AND 2, BLOCK A/1021
 TURTLE CREEK OFFICE TOWER
 JAMES A. SYLVESTER SURVEY,
 ABSTRACT NO. 1383,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 5 OF 5

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	NONE	NOV. 2023	1445-19.232

STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, North 11 degrees, 59 minutes, 25 seconds East, along said northwest line of Lot 1 and said southeast line of Block 13/1019, a distance of 23.25 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, departing said northwest line of Lot 1 and the southeast line of Block 13/1019, and into and across said Lot 1, the following four (4) calls:

In a southeasterly direction and along said curve to the left, having a central angle of 09 degrees, 53 minutes, 55 seconds, a radius of 93.99 feet, a tangent of 8.14 feet, a chord bearing and distance of South 07 degrees, 31 minutes, 45 seconds East, 16.22 feet, an arc distance of 16.24 feet to a point at the end of said curve;

South 09 degrees, 56 minutes, 21 seconds East, a distance of 97.45 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction and along said curve to the right, having a central angle of 28 degrees, 11 minutes, 00 seconds, a radius of 104.00 feet, a tangent of 26.11 feet, a chord bearing and distance of South 04 degrees, 09 minutes, 09 seconds West, 50.64 feet, an arc distance of 51.16 feet to a point at the end of said curve;

South 18 degrees, 14 minutes, 39 seconds West, a distance of 42.58 feet to a point for corner; said point being in said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1;

THENCE, South 49 degrees, 59 minutes, 35 seconds West, along said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1, a distance of 15.20 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,603 square feet or 0.037 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

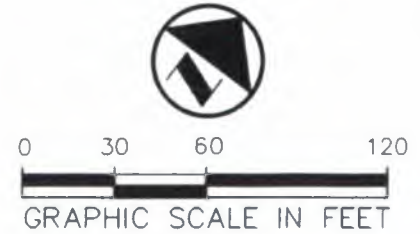
Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch, Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



1445-19.232EX2R2.doc
1445-19.323EX2R2.dwg JMC

(For SPRG use only)
Reviewed By: [Signature]
Date: 10.19.2023
SPRG NO: 6126

LEGEND	
	EASEMENT ABANDONMENT (D.R.D.C.T)
	PROPERTY LINE
	EASEMENT LINE (O.P.R.D.C.T)
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
VOL.	VOLUME
PG.	PAGE



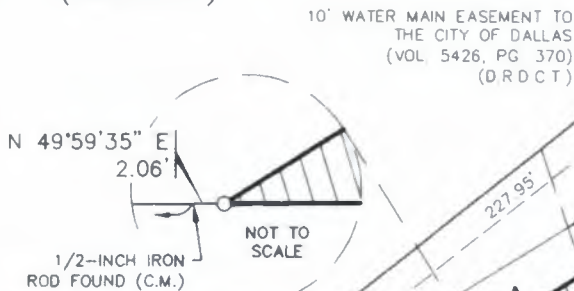
BLOCK 13/1019
TURTLE CREEK
GARDENS CONDOMINIUM
(VOL. 73140, PG. 751)
(D.R.D.C.T.)

STORM SEWER EASEMENT
ABANDONMENT
1,603 SF
(0.037 ACRES)

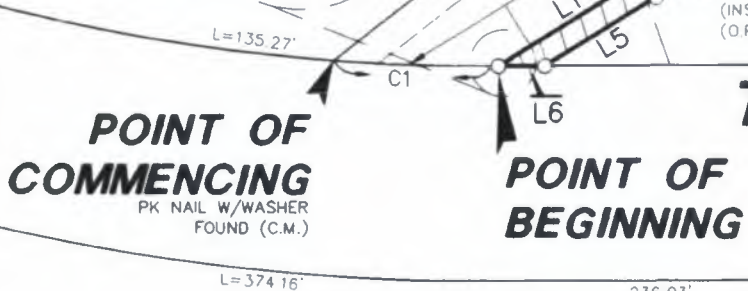
8' STORM SEWER EASEMENT
(VOL. 5362, PG. 204)
(D.R.D.C.T.)

LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
(INST. NO. 202000255957)
(O.P.R.D.C.T.)

2727 TURTLE CREEK LLC
(INST. NO. 202200153654)
(O.P.R.D.C.T.)



FLOODWAY EASEMENT
(INST. NO. 202000255957)
(O.P.R.D.C.T.)



POINT OF COMMENCING
PK NAIL W/WASHER FOUND (C.M.)

POINT OF BEGINNING

TURTLE CREEK BOULEVARD
(VOL. 932, PG. 198-D.R.D.C.T.)
(A VARIABLE WIDTH R.O.W.)

JAMES A SYLVESTER SURVEY
ABSTRACT NO. 1383
JOHN GRIGSBY LEAGUE
ABSTRACT NO. 495

BLOCK 14/1020
CITY OF DALLAS
(VOL. 1652, PG. 173)
(D.R.D.C.T.)

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 10-19-2023

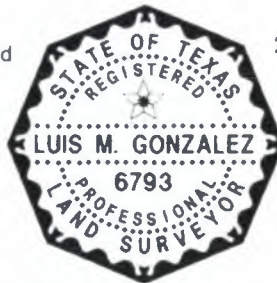
SPRG NO: 6126

SEE PAGE 4 CURVE TABLE
AND FOR LINE TABLE

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.



Luis M. Gonzalez 10/03/2023
Date

Luis M. Gonzalez Registered Professional Land Surveyor No. 6793
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

STORM SEWER EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 18°14'39" E	55.51'
L2	N 09°56'21" W	92.09'
L3	N 11°59'25" E	23.25'
L4	S 09°56'21" E	97.45'
L5	S 18°14'39" W	42.58'
L6	S 49°59'35" W	15.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	04°38'11"	639.08'	51.71'	25.87'	N 52°19'21" E	51.70'
C2	28°11'00"	96.00'	47.22'	24.10'	N 04°09'09" E	46.75'
C3	09°53'55"	93.99'	16.24'	8.14'	S 07°31'45" E	16.22'
C4	28°11'00"	104.00'	51.16'	26.11'	S 04°09'09" W	50.64'

(For SPRG use only)
 Reviewed By: *Jk*
 Date: 10.19.2023
 SPRG NO: 6126

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

**STORM
 SEWER EASEMENT
 ABANDONMENT**

PART OF LOT 1, BLOCK A/1021
 TURTLE CREEK OFFICE TOWER
 JAMES A. SYLVESTER SURVEY,
 ABSTRACT NO. 1383,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	NONE	OCT. 2023	1445-19.232

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WATER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 01 degrees, 20 minutes, 25 seconds, a radius of 639.08 feet, a tangent of 7.48 feet, a chord bearing and distance of South 53 degrees, 58 minutes, 14 seconds West, 14.95 feet, an arc distance of 14.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,656 square feet or 0.084 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

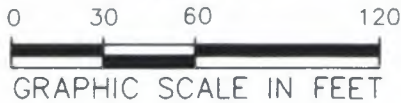
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch, a Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



1445-19 232EX1R2 doc
1445-19 323EX1R2 dwg JMC

(For SPRG use only)
Reviewed By: *[Signature]*
Date: 10.19.2023
SPRG NO: 6127



BLOCK 13/1019
TURTLE CREEK
GARDENS CONDOMINIUM
(VOL. 73140, PG. 751)
(D.R.D.C.T)

D P&L AND SOUTHWESTERN BELL
COMPANY EASEMENT
(VOL 5468, PG 75)
(D.R.D.C.T)

LEGEND	
	NEW EASEMENT LINE
	PROPERTY LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
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
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
VOL.	VOLUME
PG.	PAGE

WATER EASEMENT
ABANDONMENT
3,656 SF
(0.084 ACRES)

8' STORM SEWER EASEMENT
(VOL 5362, PG 204)
(D.R.D.C.T)

10' WATER MAIN EASEMENT TO
THE CITY OF DALLAS
(VOL 5426, PG 370)
(D.R.D.C.T)

LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
(INST. NO. 202000255957)
(O.P.R.D.C.T.)

2727 TURTLE CREEK LLC
(INST. NO. 202200153654)
(O.P.R.D.C.T.)

**POINT OF
BEGINNING**

PK NAIL W/WASHER
FOUND (C.M.)
L=135.27'

$\Delta=1^{\circ}20'25''$
R=639.08'
L=14.95'
T=7.48'
CB=S 53°58'14" W
CD=14.95'

$\Delta=3^{\circ}17'45''$
R=639.08'
L=36.76'
T=18.39'
CB=N 51°39'09" E
CD=36.76'

**TURTLE CREEK
BOULEVARD**

(VOL. 932, PG. 198-D.R.D.C.T.)
(A VARIABLE WIDTH R.O.W.)

8' STORM SEWER EASEMENT
(VOL 5362, PG 204)
(D.R.D.C.T)

FLOODWAY EASEMENT
(INST NO 2020D0255957)
(O.P.R.D.C.T)

1/2-INCH IRON
ROD FOUND (C.M.)

413.88'

(For SPRG use only)

Reviewed By: *JG*
Date: 10/19/2023
SPRG NO: 6127

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°00'00" E	10.00'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**WATER EASEMENT
ABANDONMENT**

PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

M:\DWG-14\1445-19.323\DWG\SURVEY C3D 2018\1445-19.323EX1R2.DWG

MWWER 10/3/2023 12:23 PM