

**WATER EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT RICHARDSON HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 859 square foot (0.0197 acres) tract of land situated within the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, being all of a Water Easement as described in the deed to the City of Dallas recorded under Instrument No. 201300311038 of the Official Public Records of Dallas County, Texas and being a portion of Tract C, Block 35/8196 of the plat designated as "a revised plat of Richardson Heights Estates West" recorded in Volume 730, Page 2063 of the Deed Records of Dallas County, Texas and a portion of a tract of land as described in the Correction Warranty Deed to Underwood Family Enterprises, LTD recorded under Instrument No. 202400119250 of said Official Public Records. Said 850 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" (CM) found on the south right of way line of Arapaho Road, a variable width right of way, as dedicated on said revised plat of Richardson Heights Estates West and being the south common corner of a called 948 square foot tract of land as described in the deed to the County of Dallas recorded under Instrument No. 200503230357 of the Official Public Records of Dallas County, Texas (Volume 2005023, Page 333 of said Deed Records) and a called 1,849 square foot tract of land as described in the deed to the County of Dallas recorded under Instrument No. 200503230344 of said Official Public Records (Volume 2005023, Page 327 of said Deed Records), from which an "X" cut (CM) found at a re-entrant corner of said called 1,849 square foot tract of land and being on the south right of way line of said Arapaho Road bears NORTH 80 degrees 02 minutes 45 seconds EAST, 129.12 feet;

THENCE SOUTH 82 degrees 36 minutes 01 second WEST, 20.13 feet with the south right of way line of said Arapaho Road to the northwest corner of a 20-foot Utility Easement as shown on the plat of said revised plat of Richardson Heights Estates West;

THENCE SOUTH 00 degrees 45 minutes 44 seconds EAST, 24.10 feet with the west line of said 20-foot Utility Easement to the **POINT OF BEGINNING**;

THENCE the following six (6) calls coincident with the perimeter of said Water Easement:

1. SOUTH 00 degrees 45 minutes 44 seconds EAST, 10.00 feet;
2. SOUTH 89 degrees 15 minutes 10 seconds WEST, 75.93 feet;
3. NORTH 00 degrees 44 minutes 50 seconds WEST, 20.00 feet to a point from which an "X" cut (CM) found on the south right of way line of said Arapaho Road bears NORTH 13 degrees 46 minutes 18 seconds WEST, 1.24 feet, and from which an "X" cut (CM) found at northeast corner of a called 1.3104 acre tract of land recorded under Instrument No. 202100115734 of said Official Public Records bears a chord bearing and distance of SOUTH 77 degrees 59 minutes 53 seconds WEST, 76.89 feet to a capped 1/2-inch iron rod stamped "BOWMAN PROP COR" found (CM) and a chord bearing and distance of SOUTH 80 degrees 21 minutes 00 seconds WEST, 67.70 feet;
4. NORTH 89 degrees 15 minutes 10 seconds EAST, 10.00 feet;
5. SOUTH 00 degrees 44 minutes 50 seconds EAST, 10.00 feet;
6. NORTH 89 degrees 15 minutes 10 seconds EAST, 65.93 feet to the **POINT OF BEGINNING**, containing 859 square feet (0.0197 acres).

(For SPRG use only)

Reviewed By: M.M.

Date: 10.01.2024

SPRG NO.: 6755

WATER EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT RICHARDSON HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

By: _____

Surveyor's Name: Jonathan E. Cooper
Registered Professional Land Surveyor
Texas No. 5369

Date of Survey: February 13, 2024
Water Abandonment Area
Texas Firm No. 10120600



(For SPRG use only)

Reviewed By: MM

Date: 10.01.2024

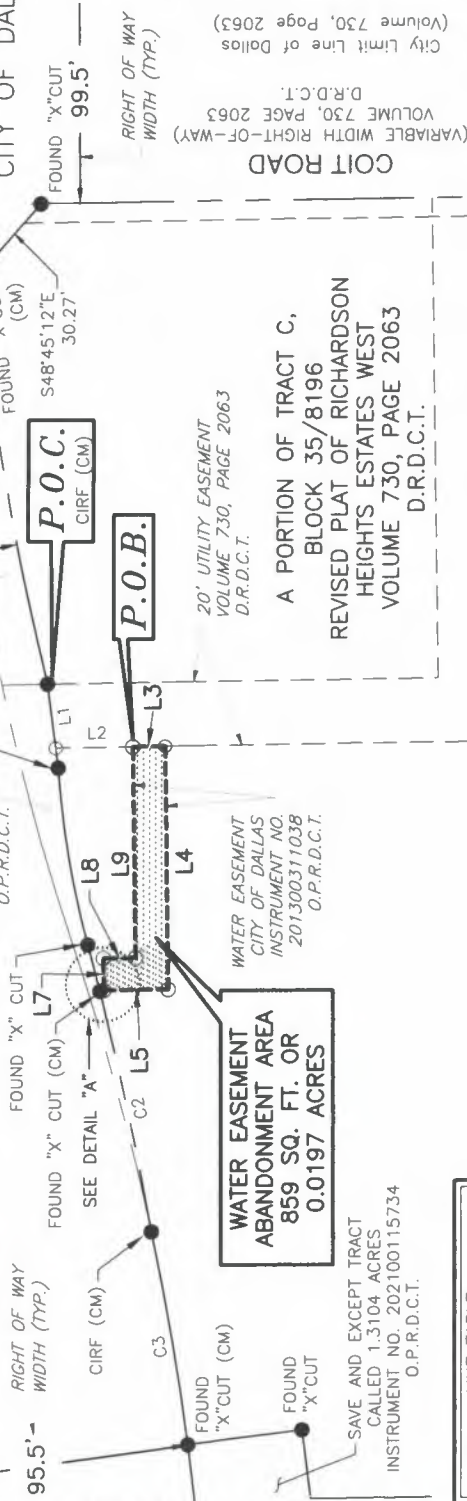
SPRG NO.: 6755

(FOR SPRG USE ONLY)
REVIEWED BY: M.M.
DATE: 10.01.2024
SPRG NO.: 6755

CALLLED 1,849 SQUARE FEET
COUNTY OF DALLAS
INSTRUMENT NO. 200503230344
(VOLUME 2005023, PAGE 327)
O.P.R.D.C.T.
CALLLED 948 SQUARE FEET
COUNTY OF DALLAS
INSTRUMENT NO. 200503230357
(VOLUME 2005023, PAGE 333)
O.P.R.D.C.T.

ARAPAHO ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 730, PAGE 2063
D.R.D.C.T.

WATER EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT OF RICHARDSON
HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°36'01" W	20.13'
L2	S 00°45'44" E	24.10'
L3	S 00°45'44" E	10.00'
L4	S 89°15'10" W	75.93'
L5	N 00°44'50" W	20.00'
L6	N 13°46'18" W	1.24'
L7	N 89°15'10" E	10.00'
L8	S 00°44'50" E	10.00'
L9	N 89°15'10" E	65.93'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH
C1	967.35'	07°39'12" (RT)	129.12'
C2	990.81'	04°26'42" (RT)	76.89'
C3	820.00'	04°43'54" (RT)	67.70'



QT SOUTH, LLC

1120 NORTH INDUSTRIAL BOULEVARD
EULESS, TEXAS 76039

WATER EASEMENT ABANDONMENT			
A PORTION OF TRACT C, BLOCK 35/8196, RICHARDSON HEIGHTS ESTATES WEST			
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
AREA: 859 SQUARE FEET	CAD FILE: 9896-WATER EASEMENT ABANDONMENT_R2.DWG	CHECK BY:	
JOB NO. 210219-01-001	DRAWN BY: RBM	PAGE 3 OF 3	SCALE: 1"=60'
DATE: FEBRUARY 13, 2024			

BOWMAN CONSULTING GROUP, LTD. 1200 WEST MAGNOLIA AVENUE, SUITE 300 FORT WORTH, TEXAS 76104 214-484-8586 TBP/ELS# 10120600

- NOTES
1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.
 2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.



JONATHAN E. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5369

**UTILITY EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT RICHARDSON HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 5,813 square foot (0.13355 acres) tract of land situated within the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, being all of a 20-foot Utility Easement as shown on the plat designated as "a revised plat of Richardson Heights Estates West" recorded in Volume 730, Page 2063 of the Deed Records of Dallas County, Texas, being a portion of Tract C, Block 35/8196 of said Revised Plat Richardson Heights Estates West and a portion of a tract of land as described in the Correction Warranty Deed to Underwood Family Enterprises, LTD recorded under Instrument No. 202400119250 of the Official Public Records of Dallas County, Texas. Said 5,813 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found at the south common corner of a called 948 square foot tract of land as described in the Special Warranty Deed to the County of Dallas recorded under Instrument No. 200503230357 of said Official Public Records and a called 1,849 square foot tract of land as described in the Special Warranty Deed to the County of Dallas recorded under Instrument No. 200503230344 of said Official Public Records, being on the south right of way line of Arapaho Road, a variable width right of way, as dedicated on said revised plat of Richardson Heights Estates West, from which an "X" cut (CM) found at a re-entrant corner of said called 1,849 square foot tract of land bears NORTH 80 degrees 02 minutes 45 seconds EAST, 129.12 feet;

THENCE SOUTH 00 degrees 45 minutes 44 seconds EAST, 121.95 feet with the east line of said 20-foot Utility Easement;

THENCE NORTH 89 degrees 14 minutes 16 seconds EAST, 149.88 feet with the north line of said 20-foot Utility Easement to the west right of way line of Coit Road, a variable width right of way, as shown on said revised plat of Richardson Heights Estates West;

THENCE SOUTH 00 degrees 43 minutes 43 seconds EAST, 20.00 feet to the southeast corner of said 20-foot Utility Easement, from which a 1/2-inch capped iron rod stamped "RPLS 5810" (CM) found at the northeast corner of Tract D of said revised plat of Richardson Heights Estates West bears SOUTH 00 degrees 43 minutes 43 seconds EAST, 203.04 feet;

THENCE SOUTH 89 degrees 14 minutes 16 seconds WEST, 169.87 feet with the south line of said 20-foot Utility Easement;

THENCE NORTH 00 degrees 45 minutes 44 seconds WEST, 139.62 feet with said 20-foot Utility Easement returning to the south right of way line of said Arapaho Road, from which a "MAG NAIL" found (CM) at the beginning of non-tangent curve to the left, bears SOUTH 82 degrees 36 minutes 01 seconds WEST, 6.26 feet;

THENCE NORTH 82 degrees 36 minutes 016 seconds EAST, 20.00 feet along the south right of way line of said Arapaho Road to the **POINT OF BEGINNING**, containing 5,813 square feet (0.1335 acres).

NOTES:

(For SPRG use only)

Reviewed By: M.M.

Date: 10.01.2024

SPRG NO.: 6756

UTILITY EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT RICHARDSON HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, LTD.**

By: _____

Surveyor's Name: Jonathan E. Cooper
Registered Professional Land Surveyor
Texas No. 5369

Date of Survey: February 13, 2024
Utility Easement Abandonment Area
Texas Firm No. 10120600



(For SPRG use only)

Reviewed By: M.M.

Date: 12.01.2024

SPRG NO.: 6756

(FOR SPRG USE ONLY)

REVIEWED BY: M.M.

DATE: 10.01.2024

SPRG NO.: 6756

CALLLED 948 SQUARE FEET
COUNTY OF DALLAS
INSTRUMENT NO. 200503230357
(VOLUME 2005023, PAGE 333)
O.P.R.D.C.T.

RIGHT OF WAY
WIDTH (TYP.)

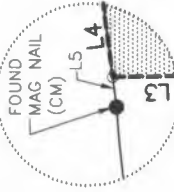
FOUND "X" CUT

FOUND "X" CUT

SAVE AND EXCEPT TRACT
CALLED 1.5104 ACRES
INSTRUMENT NO. 202100115734
O.P.R.D.C.T.

20' UTILITY EASEMENT
ABANDONMENT AREA
5,813 SQ. FT. OR
0.1335 ACRES

Line Table	
Line #	Bearing Distance
L1	S00°45'44"E 121.95'
L2	S00°43'43"E 20.00'
L3	N00°45'44"W 139.62'
L4	N82°36'01"E 20.13'
L5	S82°36'01"W 6.26'



DETAIL "A"
NOT TO SCALE

Curve Table				
Curve #	Arc Length	Radius	Delta	Chord Bearing Chord Distance
C1	129.22'	967.35'	07°39'12"	N80°02'45"E 129.12'



QT SOUTH, LLC

1120 NORTH INDUSTRIAL BOULEVARD
EULESS, TEXAS 76039

20' UTILITY EASEMENT ABANDONMENT	
A PORTION OF TRACT C, BLOCK 35/8196, RICHARDSON HEIGHTS ESTATES WEST	
CITY OF DALLAS, DALLAS COUNTY, TEXAS	
AREA: 5,813 SQUARE FEET	CAD FILE: 9896 - 08-1910 UTILITY EASEMENT ABANDONMENT AREA R5.DWG
JOB NO. 210359/QT STORE NO. 1910	DRAWN BY: RAH
DATE: FEBRUARY 13, 2024	PAGE 3 OF 3
SCALE: 1"=80'	

BOWMAN CONSULTING GROUP, LTD. 1200 WEST MAGNOLIA AVENUE, SUITE 300 FORT WORTH, TEXAS 76104 214-484-8586 TBP/LS# 10120600

UTILITY EASEMENT ABANDONMENT
TRACT C, BLOCK 35/8196
REVISED PLAT RICHARDSON HEIGHTS ESTATES WEST
JOHN BECKNELL SURVEY, ABSTRACT NO. 53
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND	
●	MONUMENT (AS NOTED)
○	CALCULATED POINT
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	D.R.D.C.T.
---	DALLAS COUNTY TEXAS
---	OFFICIAL PUBLIC RECORDS
---	DALLAS COUNTY TEXAS
---	CAPPED IRON ROD FOUND
---	"BOWMAN PROP COR"
---	CONTROLLING MONUMENT
---	P.O.C.
---	P.O.B.
---	SQ. FT.
---	NUMBER
---	TYP.

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.

City Limit Line of Dallas
(Volume 730, Page 2063)

COIT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 730, PAGE 2063
D.R.D.C.T.

FOUND "X" CUT
VOLUME 730, PAGE 2063
D.R.D.C.T.

FOUND 1/2" CAPPED
IRON ROD STAMPED
"RPLS 5810" (CM)



SCALE IN FEET



JONATHAN E. COOPER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5369