

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 1/2
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,976 square foot (0.0453 acre) tract of land situated in the Ben F. Andrews Survey, Abstract Number 35, in the City of Dallas, Dallas County, Texas, being a portion of a tract of land described in the Special Warranty Deed to Norma June Wilson recorded in Volume 96249, Page 4828 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of Lot 1, Block 2973 1/2 of R.H.W. Estates Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 86101, Page 1270, D.R.D.C.T., and a portion of a variable width Floodway Easement as shown on the plat of said R.H.W. Estates Addition recorded in Volume 86101, Page 1270, D.R.D.C.T, and being more particularly described as follows:

COMMENCING at an "X" cut set at a northeast ell corner of said Lot 1, Block 2973 1/2 and a southwest ell corner of a 10 feet wide Alley as shown on the plat of North Ridge Estates No. 3, an addition to the City of Dallas, Dallas County, Texas according to said plat thereof recorded in Volume 12, Page 81 of the Map Records of Dallas County, Texas (M.R.D.C.T.), from which a 1/2 inch iron rod found for the south corner of Lot 7, Block M of said North Ridge Estates No. 3 and the northwest corner of Lot 8, Block M of said North Ridge Estates No. 3 bears North 54 degrees 13 minutes 43 seconds East, a distance of 10.38 feet;

THENCE South 20 degrees 13 minutes 19 seconds East, along the southwest line of said 10 feet wide Alley and the northeast line of said Lot 1, Block 2973 1/2, a distance of 169.93 feet to a point for corner;

THENCE South 64 degrees 03 minutes 55 seconds West, departing the southwest line of said 10 feet wide Alley and traveling through said Lot 1, Block 2973 1/2, a distance of 16.06 feet to a Floodway Monument set for the POINT OF BEGINNING of the herein described abandonment;

THENCE in a northwesterly direction the following eight (8) calls:

- North 53 degrees 29 minutes 46 seconds West, 36.57 feet to a Floodway Monument set;
- North 30 degrees 06 minutes 15 seconds East, 17.97 feet to a Floodway Monument set;
- North 19 degrees 00 minutes 33 seconds West, 10.73 feet to a Floodway Monument set;
- North 19 degrees 31 minutes 56 seconds West, 60.68 feet to a Floodway Monument set;
- North 19 degrees 03 minutes 22 seconds West, 23.39 feet to a Floodway Monument set;
- North 83 degrees 10 minutes 47 seconds West, 16.20 feet to a Floodway Monument set;
- North 48 degrees 18 minutes 03 seconds West, 12.18 feet to a Floodway Monument set;
- North 30 degrees 25 minutes 11 seconds West, 18.37 feet to a Floodway Monument set;

THENCE North 33 degrees 31 minutes 29 seconds West, a distance of 26.78 feet to a point on the existing Floodway Easement as shown on said R.H.W. Estates Addition, from which a 1 inch iron pipe found bears North 01 degree 22 minutes 58 seconds West, a distance of 50.11 feet;

Project No. 1703018
CITY PLAN NO. S178-221

(For SPRG use only)	
Reviewed by:	<u> G.S </u>
Date:	<u> 10-11-22 </u>
SPRG No.	<u> 6003 </u>

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 ½
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE in a southeasterly direction, along the existing Floodway Easement as shown on said R.H.W. Estates Addition, the following nine (9) calls:

- South 49 degrees 33 minutes 27 seconds East, 23.08 feet;
- South 36 degrees 48 minutes 14 seconds East, 14.36 feet;
- South 15 degrees 15 minutes 51 seconds East, 13.61 feet;
- South 80 degrees 38 minutes 31 seconds East, 25.52 feet;
- South 40 degrees 31 minutes 04 seconds East, 27.30 feet;
- South 19 degrees 14 minutes 45 seconds East, 56.08 feet;
- South 28 degrees 20 minutes 28 seconds West, 8.20 feet;
- South 12 degrees 30 minutes 10 seconds East, 17.64 feet;
- South 52 degrees 42 minutes 56 seconds West, 19.05 feet;

THENCE South 49 degrees 27 minutes 34 seconds East, along the existing Floodway Easement as shown on said R.H.W. Estates Addition, a distance of 33.10 feet to the POINT OF BEGINNING and containing 1,976 square feet or 0.0453 acres of land, more or less.

Basis of Bearing: Bearings shown are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

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

I, C. Michael Daniel, a Registered Professional Land Surveyor, do hereby acknowledge that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



C. Michael Daniel, Texas RPLS No. 4199
Registered Professional Land Surveyor
Nathan D. Maier Consulting Engineers, Inc.
12377 Merit Drive, Suite 700
Dallas, Texas 75251
214-739-4741
Texas Survey Firm No.: 100189-00

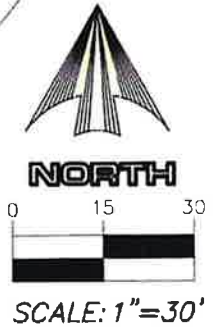


9/23/22

(For SPRG use only)	
Reviewed by:	<u>G.S.</u>
Date:	<u>10-11-22</u>
SPRG No.	<u>6003</u>

**FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 1/2
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

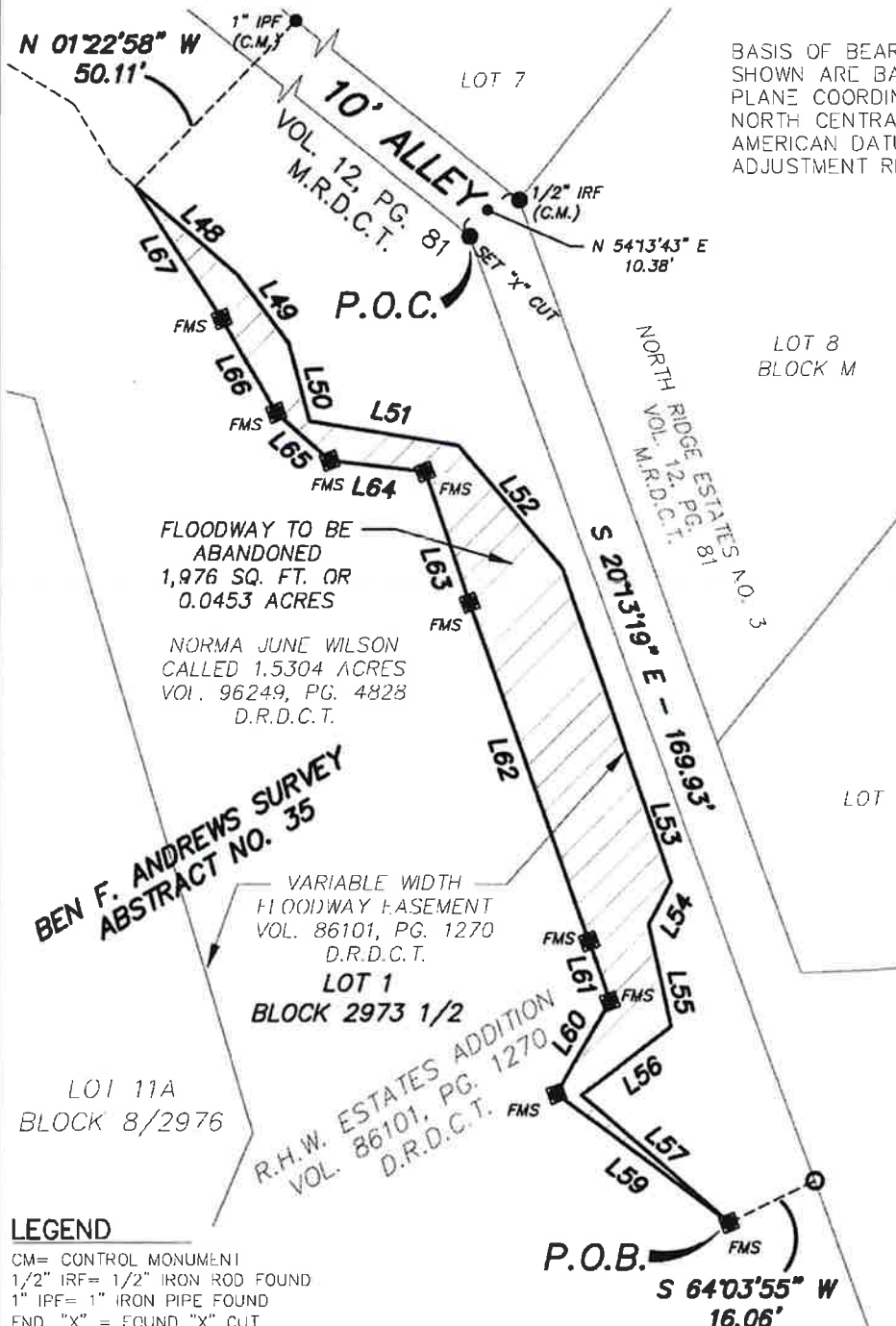
BASIS OF BEARINGS ~ BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



GENERAL NOTES:
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWIT ACCOMPANIES THIS PLAT OF SURVEY.

LINE TABLE		
NO.	BEARING	LENGTH
L48	S 49°33'27" E	23.08'
L49	S 36°48'14" E	14.36'
L50	S 15°15'51" E	13.61'
L51	S 80°38'31" E	25.52'
L52	S 40°31'04" E	27.30'
L53	S 19°14'45" E	56.08'
L54	S 28°20'28" W	8.20'
L55	S 12°30'10" E	17.64'
L56	S 52°42'56" W	19.05'
L57	S 49°27'34" E	33.10'
L59	N 53°29'46" W	36.57'
L60	N 30°06'15" E	17.97'
L61	N 19°00'33" W	10.73'
L62	N 19°31'56" W	60.68'
L63	N 19°03'22" W	23.39'
L64	N 83°10'47" W	16.20'
L65	N 48°18'03" W	12.18'
L66	N 30°25'11" W	18.37'
L67	N 33°31'29" W	26.78'

(For SPRG use only)
Reviewed by: G.S.
Date: 10-11-22
SPRG No. 6003



FLOODWAY TO BE ABANDONED
1,976 SQ. FT. OR
0.0453 ACRES

NORMA JUNE WILSON
CALLED 1.5304 ACRES
VOL. 96249, PG. 4828
D.R.D.C.T.

BEN F. ANDREWS SURVEY
ABSTRACT NO. 35

VARIABLE WIDTH
FLOODWAY EASEMENT
VOL. 86101, PG. 1270
D.R.D.C.T.

LOT 1
BLOCK 2973 1/2

R.W.H. ESTATES ADDITION
VOL. 86101, PG. 1270
D.R.D.C.T.

LOT 11A
BLOCK 8/2976

LEGEND

- CM= CONTROL MONUMENT
- 1/2" IRF= 1/2" IRON ROD FOUND
- 1" IPF= 1" IRON PIPE FOUND
- FND. "X" = FOUND "X" CUT
- FMS = FLOODWAY MONUMENT SET
- SQ. FT = SQUARE FEET
- VOL. = VOLUME
- PG. = PAGE
- 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
- REF. MARK = REFERENCE MARK
- INST. NO. = INSTRUMENT NO.

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TYPE NO: F-356 / TEMPL NO: 100189-00
12377 Merit Drive / Suite 700 / Dallas, Texas 75257
(214) 739-4741 / www.ndmce.com



C.M. Daniel
9/23/22

CITY PLAN NO. S178-221

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 ½
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,842 square foot (0.0423 acre) tract of land situated in the Ben F. Andrews Survey, Abstract Number 35, in the City of Dallas, Dallas County, Texas, being a portion of a tract of land described in the Special Warranty Deed to Norma June Wilson recorded in Volume 96249, Page 4828 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of Lot 1, Block 2973 ½ of R.H.W. Estates Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 86101, Page 1270, D.R.D.C.T., and a portion of a variable width Floodway Easement as shown on the plat of said R.H.W. Estates Addition recorded in Volume 86101, Page 1270, D.R.D.C.T, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of the east line of Hillbrook Street, a variable width Right of Way, described as Tract 2 in the Warranty Deed recorded in Volume 3554, Page 426, D.R.D.C.T., additionally recorded in Volume 1541, Page 513, D.R.D.C.T. and Volume 9, Page 27 of the Map Records of Dallas County, Texas (M.R.D.C.T.), with the north line of Sondra Drive, a 50 feet wide Right of Way, described in the Warranty Deed as Tract 1 recorded in Volume 3554, Page 421, D.R.D.C.T., for the most southerly corner of said Lot 1, Block 2973 ½;

THENCE North 56 degrees 02 minutes 01 second East, along the south line of said Lot 1, Block 2973 ½ and the north line of Sondra Drive, a distance of 80.47 feet to a 3-1/2 inch aluminum disk set at the beginning of a tangent curve to the left;

THENCE in a northeasterly direction, along the south line of said Lot 1, Block 2973 ½, the north line of Sondra Drive, and said curve to the left, having a radius of 32.95 feet, a central angle of 26 degrees 39 minutes 58 seconds, a chord distance of 15.20 feet which bears North 42 degrees 42 minutes 04 seconds East, and an arc length of 15.34 feet to the end of said curve to the left and the POINT OF BEGINNING of the herein described abandonment;

THENCE in a northwesterly direction, departing the north line of Sondra Drive and along said Floodway Easement as shown on said Lot 1, Block 2973 ½, the following five (5) calls:

- North 55 degrees 18 minutes 45 seconds West, 17.65 feet;
- South 65 degrees 30 minutes 21 seconds West, 44.03 feet;
- North 72 degrees 36 minutes 27 seconds West, 16.88 feet;
- North 29 degrees 42 minutes 33 seconds East, 17.01 feet;
- North 61 degrees 43 minutes 53 seconds West, 30.31 feet;

THENCE North 35 degrees 40 minutes 47 seconds West, a distance of 13.42 feet to a point in the west line of said Lot 1, Block 2973 ½ and the east line of said Hillbrook Street;

(For SPRG use only)	
Reviewed by:	<u> G.S. </u>
Date:	<u> 12-11-22 </u>
SPRG No.	<u> 6004 </u>

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 ½
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE South 79 degrees 25 minutes 50 seconds East, departing the east line of said Hillbrook Street, a distance of 24.03 feet to a Floodway Monument set, from which a 5/8 inch iron rod found bears North 72 degrees 18 minutes 55 seconds West, a distance of 24.88 feet;

THENCE over and across said Lot 1, Block 2973 ½, the following two (2) calls:

South 46 degrees 53 minutes 19 seconds East, 15.01 feet to a Floodway Monument set;

North 74 degrees 42 minutes 12 seconds East, 24.72 feet to a Floodway Monument set;

THENCE North 60 degrees 54 minutes 13 seconds East, 7.42 feet to a Floodway Monument set, from which a 5/8 inch iron rod found bears North 70 degrees 26 minutes 26 seconds East, a distance of 20.37 feet;

THENCE South 49 degrees 50 minutes 11 seconds East, a distance of 13.82 feet to a Floodway Monument set;

THENCE South 55 degrees 05 minutes 41 seconds East, a distance of 29.42 feet to the beginning of a non-tangent curve to the right in the south line of said Lot 1, Block 2973 ½ and the north line of said Sondra Drive, from which a 3-1/2 inch aluminum disk set for reference bears South 55 degrees 05 minutes 41 seconds East, a distance of 5.10 feet;

THENCE in a southwesterly direction, along the south line of said Lot 1, Block 2973 ½, the north line of said Sondra Drive, and said curve to the right, having a radius of 32.95 feet, a central angle of 12 degrees 28 minutes 36 seconds, a chord distance of 7.16 feet which bears South 23 degrees 07 minutes 47 seconds West, and an arc length of 7.18 feet to the POINT OF BEGINNING and containing 1,842 square feet or 0.0423 acres of land, more or less.

Basis of Bearing: Bearings shown are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

(For SPRG use only)	
Reviewed by:	<u> G.S. </u>
Date:	<u> 10-11-22 </u>
SPRG No.	<u> 6004 </u>

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 ½
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

I, C. Michael Daniel, a Registered Professional Land Surveyor, do hereby acknowledge that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



C. Michael Daniel, Texas RPLS No. 4199
Registered Professional Land Surveyor
Nathan D. Maier Consulting Engineers, Inc.
12377 Merit Drive, Suite 700
Dallas, Texas 75251
214-739-4741
Texas Survey Firm No.: 100189-00



9/23/22

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Date:	<u>10-11-22</u>
SPRG No.	<u>6004</u>

**FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 1/2
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

10' SANITARY
SEWER EASEMENT
VOL. 2174, PG. 112
D.R.D.C.T.

NORMA JUNE WILSON
CALLED 1.5304 ACRES
VOL. 96249, PG. 4828
D.R.D.C.T.

VARIABLE WIDTH
FLOODWAY EASEMENT
VOL. 86101, PG. 1270
D.R.D.C.T.

TRACT NO. 1
VOL. 3554,
PG. 426
D.R.D.C.T.

HILLBROOK STREET
(VARIABLE WIDTH R.O.W.)
VOL. 9, PG. 27, M.R.D.C.T.

TRACT NO. 2
VOL. 3554,
PG. 426
D.R.D.C.T.

VOL. 1541,
PG. 513
D.R.D.C.T.

LOT 1
BLOCK 2973 1/2
R.H.W. ESTATES ADDITION
VOL. 86101, PG. 1270
D.R.D.C.T.

P.O.C. SONDRRA DRIVE
(50' R.O.W.)
N 56°02'01" E
80.47'

TRACT NO. 1
VOL. 3554, PG. 421 D.R.D.C.T.
BEN F. ANDREWS SURVEY
ABSTRACT NO. 35
74.60'
LAKEWOOD ELEMENTARY SCHOOL ADDITION
LOT 1, BLOCK A/2977
INST. No. 201800150707
O.P.R.D.C.T.

WENDOVER ROAD
(Vol. 45, Pg. 3, M.R.D.C.T.)
102.27'



NORTH



SCALE: 1"=30'

(For SPRG use only)
Reviewed by: G.S.
Date: 10-11-22
SPRG No. 6004

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°39'58"	32.95'	15.34'	N 42°42'04" E	15.20'
C2	12°28'36"	32.95'	7.18'	S 23°07'47" W	7.18'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 55°18'45" W	17.65'
L2	S 65°30'21" W	44.03'
L3	N 72°36'27" W	16.88'
L4	N 29°42'33" E	17.01'
L5	N 61°43'53" W	30.31'
L6	N 35°40'47" W	13.42'
L7	S 79°25'50" E	24.03'
L8	S 46°53'19" E	15.01'
L9	N 74°42'12" E	24.72'
L10	N 60°54'13" E	7.42'
L11	S 49°50'11" E	13.82'
L12	S 55°05'41" E	29.42'
L13	S 55°05'41" E	5.10'
L14	N 72°18'55" W	24.88'
L15	N 70°26'26" E	20.37'

GENERAL NOTES:
A LEGAL DESCRIPTION OF EVEN
SURVEY DATE HEREWITH ACCOMPANIES
THIS PLAT OF SURVEY.

LEGEND

CM = CONTROL MONUMENT
1/2" IRF = 1/2" IRON ROD FOUND
FND. "x" = FOUND "x" CUT
FMS = FLOODWAY MONUMENT SET
SQ. Ft. = SQUARE FEET
VOL. = VOLUME
PG. = PAGE
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
ADS = 3-1/2" ALUMINUM DISK SET
INST. NO. = INSTRUMENT NO.



C.M. Daniel
9/23/22

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE NO: F-356 / TBPLS NO: 100189-00
12377 Merit Drive / Suite 700 / Dallas, Texas 75251
(214) 739-4741 / www.ndmce.com

CITY PLAN NO. S178-221
BASIS OF BEARINGS ~ BEARINGS
SHOWN ARE BASED ON THE STATE
PLANE COORDINATE SYSTEM, TEXAS
NORTH CENTRAL ZONE 1202, NORTH
AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 1/2
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,223 square foot (0.0280 acre) tract of land situated in the Ben F. Andrews Survey, Abstract Number 35, in the City of Dallas, Dallas County, Texas, being a portion of a tract of land described in the Special Warranty Deed to Norma June Wilson recorded in Volume 96249, Page 4828 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of Lot 1, Block 2973 1/2 of R.H.W. Estates Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 86101, Page 1270, D.R.D.C.T., and a portion of a variable width Floodway Easement as shown on the plat of said R.H.W. Estates Addition recorded in Volume 86101, Page 1270, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southwest line of a 10 feet wide Alley as shown on the plat of North Ridge Estates No. 3, an addition to the City of Dallas, Dallas County, Texas according to said plat thereof recorded in Volume 12, Page 81 of the Map Records of Dallas County, Texas (M.R.D.C.T.), for the most easterly corner of a tract of land described in the General Warranty Deed with Vendor's Lien to Elizabeth L. Heffernan and Adam Heffernan recorded in Instrument Number 202000203766 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and the most northerly corner of Lot 1, Block 2973 1/2;

THENCE South 39 degrees 18 minutes 04 seconds West, along the southeast line of said Heffernan tract and the northwest line of said Lot 1, Block 2973 1/2, a distance of 146.88 feet to a Floodway Monument set for the POINT OF BEGINNING of the herein described abandonment, from which a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" found for reference bears South 39 degrees 18 minutes 04 seconds West, a distance of 7.05 feet;

THENCE in a northeasterly direction, departing the common line said Heffernan tract and Lot 1, Block 2973 1/2, traveling through said Lot 1, Block 2973 1/2, along the existing Floodway Easement as shown on said R.H.W. Estates Addition, the following six (6) calls:

- North 66 degrees 44 minutes 28 seconds East, 43.45 feet;
- North 79 degrees 25 minutes 41 seconds East, 30.59 feet;
- South 80 degrees 28 minutes 05 seconds East, 22.67 feet;
- North 75 degrees 36 minutes 51 seconds East, 21.30 feet;
- South 73 degrees 45 minutes 13 seconds East, 8.93 feet;
- South 46 degrees 14 minutes 52 seconds East, 15.04 feet;

THENCE South 69 degrees 33 minutes 03 seconds East, a distance of 26.21 feet to a Floodway Monument set, from which a 5/8 inch iron rod found bears North 07 degrees 26 minutes 48 seconds East, a distance of 66.96 feet;

(For SPRG use only)	
Reviewed by:	<u> G.S. </u>
Date:	<u> 10-11-22 </u>
SPRG No.	<u> 6005 </u>

FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 ½
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE in a westerly direction, the following four (4) calls:

- South 75 degrees 14 minutes 21 seconds West, 23.15 feet to a Floodway Monument set;
- North 77 degrees 46 minutes 17 seconds West, 41.81 feet to a Floodway Monument set;
- North 58 degrees 59 minutes 14 seconds West, 26.13 feet to a Floodway Monument set;
- South 86 degrees 53 minutes 23 seconds West, 31.52 feet to a Floodway Monument set;

THENCE South 66 degrees 59 minutes 00 seconds West, a distance of 43.32 feet to the POINT OF BEGINNING and containing 1,223 square feet or 0.0280 acres of land, more or less.

Basis of Bearing: Bearings shown are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

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

I, C. Michael Daniel, a Registered Professional Land Surveyor, do hereby acknowledge that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my personal supervision.



C. Michael Daniel, Texas RPLS No. 4199
Registered Professional Land Surveyor
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Dallas, Texas 75251
214-739-4741
Texas Survey Firm No.: 100189-00



9/23/22

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Date:	<u> 10-11-22 </u>
SPRG No.	<u> 6005 </u>

**FLOODWAY EASEMENT ABANDONMENT
R.W.H. ESTATES ADDITION
LOT 1, BLOCK 2973 1/2
BEN F. ANDREWS SURVEY, ABST. NO. 35
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BASIS OF BEARINGS ~ BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 20'1.

LEGEND

- CM= CONTROL MONUMENT
- 1/2" IRF= 1/2" IRON ROD FOUND
- 1/2" CIRF= 1/2" IRON ROD FOUND WITH CAP
- FND. "X" = FOUND "X" CUT
- FMS - FLOODWAY MONUMENT SET
- SQ. FT. = SQUARE FEET
- VOL. = VOLUME
- PG. = PAGE
- 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
- REF. MARK = REFERENCE MARK
- INST. NO. = INSTRUMENT NO.

ELIZABETH L. HEFFERNAN AND
ADAM HEFFERNAN
(TRACT 2)
CALLED 0.32 ACRE
INST. NO. 202000203766
O.P.R.D.C.T.

BLOCK 2973 1/2

P.O.B.
7.05'
1/2" CIRF
"TX REG NO 100189-00"

LOT 1
BLOCK 2973 1/2

VARIABLE WIDTH
FLOODWAY EASEMENT
VOL. 86101, PG. 1270
D.R.D.C.T.

NORMA JUNE WILSON
CALLED 1.5304 ACRES
VOL. 96249, PG. 4828
D.R.D.C.T.

FLOODWAY TO BE
ABANDONED
1,223 SQ. FT. OR
0.0280 ACRES

LINE TABLE		
NO.	BEARING	LENGTH
L37	N 66°44'28" E	43.45'
L38	N 79°25'41" E	30.59'
L39	S 80°28'05" E	22.67'
L40	N 75°36'51" E	21.30'
L41	S 73°45'13" E	8.93'
L42	S 46°14'52" E	15.04'
L43	S 69°33'03" E	26.21'
L70	S 75°14'21" W	23.15'
L71	N 77°46'17" W	41.81'
L72	N 58°59'14" W	26.13'
L73	S 86°53'23" W	31.52'
L74	S 66°59'00" W	43.32'

LOT 2
BLOCK 8/2976

LOT 1
BLOCK 8/2976

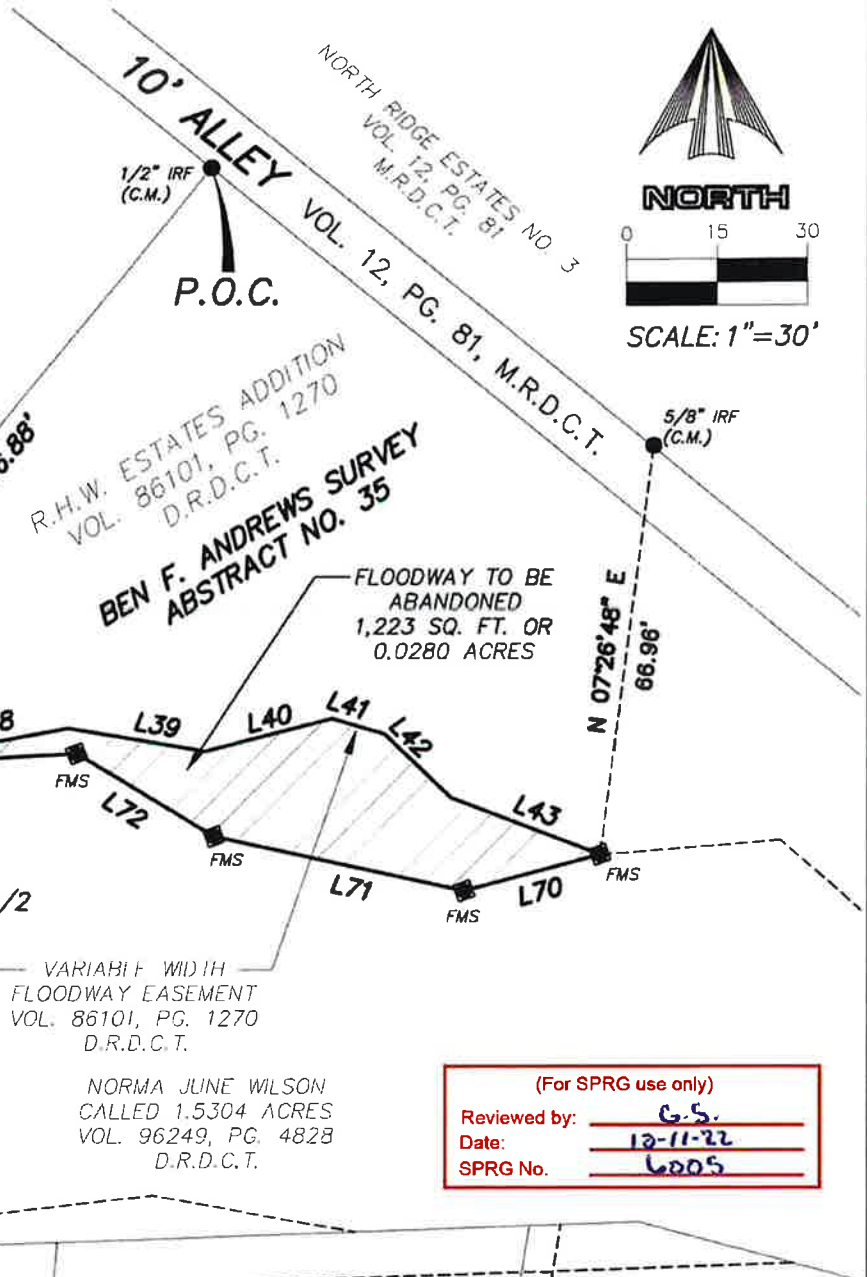
LOT 11A
BLOCK 8/2976

CITY PLAN NO. S178-221

GENERAL NOTES:
A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT OF SURVEY.

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C.M. Daniel
9/23/22



(For SPRG use only)
Reviewed by: G.S.
Date: 12-11-22
SPRG No. 6005