

LEGAL DESCRIPTION

DESCRIPTION, of a 499 square-foot (0.011-acre) tract of land situated in the George D. Drake Survey, Abstract No. 273, City of Dallas, Collin County, Texas; said tract being part of Lot 1F, Block 17/8705, Addison Tollway 1 Addition, an addition to the City of Dallas recorded in Cabinet L, Slide 311 of the Plat Records of Collin County, Texas and part of that certain tract of land described in Warranty Deed to Frankford Cemetery Association, Inc. recorded in Volume 552, Page 457 and by Quitclaim Deed recorded in Instrument No. 92-0058015, both of the Deed Records of Collin County, Texas; said 499-square-foot tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod found in the west right-of-way line of Addison Road (a 60-foot-wide public right-of-way according to the plat recorded in Cabinet C, Slide 392 of said Plat Records); said point being the northeast corner of said Lot 1F, Block 17/8705, the southeast corner of Lot 1C, Block 17/8705, Trinity Plaza Addition, an addition to the City of Dallas, Texas according to the plat recorded in Cabinet K, Slide 132 of said Plat Records, and the beginning of a non-tangent curve to the left;

THENCE, with the said west right-of-way line of Addison Road, the east line of said Lot 1F, Block 17/8705 and said curve to the left, having a central angle of 03 degrees 56 minutes 24 seconds, a radius of 550.00 feet, a chord bearing and distance of South 32 degrees 53 minutes 25 seconds East, 37.81 feet, and an arc length of 37.82 feet to a point for corner at the POINT OF BEGINNING and the beginning of a compound curve to the left;

THENCE, continuing with the said west right-of-way line of Addison Road, the east line of said Lot 1F, Block 17/8705 and said curve to the left, having a central angle of 02 degrees 05 minutes 01 seconds, a radius of 550.00 feet, a chord bearing and distance of South 35 degrees 54 minutes 07 seconds East, 20.00 feet, and an arc length of 20.00 feet to a point for corner at the end of said curve; from said point a 1/2-inch iron rod found lies at the end of a curve having a central angle of 02 degrees 02 minutes 29 seconds, a radius of 550.00 feet, a chord bearing and distance of South 37 degrees 57 minutes 52 seconds East, 19.59 feet, and an arc length of 19.59 feet;

THENCE, departing the said west right-of-way line of Addison Road and the said east line of Lot 1F, Block 17/8705 and into and across said Lot 1F, Block 8705 the following three (3) calls:

South 54 degrees 33 minutes 55 seconds West, a distance of 25.00 feet to a point for corner;

North 35 degrees 54 minutes 07 seconds West, a distance of 20.00 feet to a point for corner;

North 54 degrees 33 minutes 55 seconds East, a distance of 25.00 feet to the POINT OF BEGINNING and containing 0.011 acres or 499 square feet of land, more or less.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.000152710.

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Gregory Mark Peace December 4, 2023
RPLS No. 6608



(For SPRG use only)	
Reviewed by:	<u>SD</u>
Date:	<u>12/15/23</u>
SPRG No.	6392

**WATER EASEMENT
ABANDONMENT**

ADDISON TOLLWAY 1 ADDITION
PART OF LOT 1F, BLOCK 17/8705
GEORGE D. DRAKE SURVEY, ABSTRACT NO. 273
CITY OF DALLAS, COLLIN COUNTY, TEXAS
DECEMBER 2023
SHEET 1 OF 3



BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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LEGEND

(C.M.)	MONUMENT OF RECORD DIGNITY
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
VOL.	VOLUME
O.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
—	PROPOSED EASEMENT LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE

LOT 1C, BLOCK 17/8705
TRINITY PLAZA ADDITION
(CAB. K, SLIDE 132)
(P.R.C.C.T.)

777.84'
310.35'

*George D. Drake Survey
Abstract No. 273*

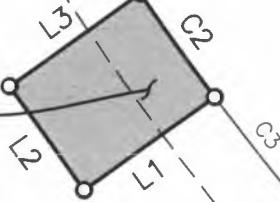
P.O.C.

5/8-INCH
IRON ROD FOUND
(C.M.)

±273' TO
TRINITY MILLS
ROAD
C1

P.O.B.

**WATER EASEMENT
ABANDONMENT**
(499 SQ. FT. OR 0.011 ACRES)



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

ADDISON ROAD
60' PUBLIC R.O.W.
(CAB. C, SLIDE 392)
(P.R.C.C.T.)

S 38°59'06" E 70.40'

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

10' CITY OF DALLAS
DRAINAGE EASEMENT
(INST. NO. 93-0047550)
(D.R.C.C.T.)



0 15 30
SCALE: 1" = 30'

LOT 1F, BLOCK 17/8705
ADDISON TOLLWAY 1 ADDITION
(CAB. L, SLIDE 311)
(P.R.C.C.T.)

FRANKFORD CEMETERY ASSOCIATION, INC.
(VOL. 552, PG. 457 AND
INST. NO. 92-0058015)
(D.R.C.C.T.)

NOTES:

A legal description of even survey date accompanies this plat of survey.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011, with an applied combined scale factor of 1.000152710.

Gregory Mark Peace

Gregory Mark Peace December 4, 2023
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Reviewed by: SD

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ABANDONMENT**

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GEORGE D. DRAKE SURVEY, ABSTRACT NO. 273
CITY OF DALLAS, COLLIN COUNTY, TEXAS

DECEMBER 2023
SHEET 2 OF 3



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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 54°33'55" W	25.00'
L2	N 35°54'07" W	20.00'
L3	N 54°33'55" E	25.00'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	3°56'24"	550.00'	S 32°53'25" E	37.81'	37.82'
C2	2°05'01"	550.00'	S 35°54'07" E	20.00'	20.00'
C3	2°02'29"	550.00'	S 37°57'52" E	19.59'	19.59'

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