

SANITARY SEWER
EASEMENT ABANDONMENT
CALLED 23,450 SQUARE FOOT TRACT
CITY BLOCK 5961
JAMES B. McCOMMAS SURVEY, ABSTRACT NO. 866
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Description of a 23,450 square foot or 0.5383 of an acre, tract of land situated in the James B. McCommas Survey, Abstract No. 866, Dallas County, Texas and being part of City Block 5961, City of Dallas, Texas; and being all of a called Tract 2 conveyed to Dallas Independent School District by the City of Dallas Ordinance No. 6712 recorded in Volume 4362, Page 650, Deed Records, Dallas County, Texas; said 23,450 square foot tract of land being more particularly described as follows:

COMMENCING, at a point in the northerly right-of-way line of Illinois Avenue (F.K.A. Cedar Hill Road), a variable width public right-of-way; said point also being in the easterly right-of-way line of Keats Drive (25 feet wide public right-of-way) created by the plat of West Cliff Addition, as recorded in Volume 28, Page 133, Map Records, Dallas County, Texas;

THENCE, North 89 degrees 21 minutes 14 seconds East, with said north right-of-way line of Illinois Avenue, a distance of 312.19 feet to the POINT OF BEGINNING;

THENCE, North 44 degrees 21 minutes 14 seconds East, a distance of 14.15 feet to a point for corner;

THENCE, North 00 degrees 38 minutes 51 seconds West, a distance of 385.99 feet to a point at a beginning of a tangent circular curve to the right having a radius of 199.99 feet;

THENCE, northeasterly, with said curve to the right, through a central angle of 65 degrees 30 minutes 00 seconds, an arc distance of 228.63 feet (chord bears North 32 degrees 06 minutes 09 seconds East, 216.38 feet) to the end of said curve;

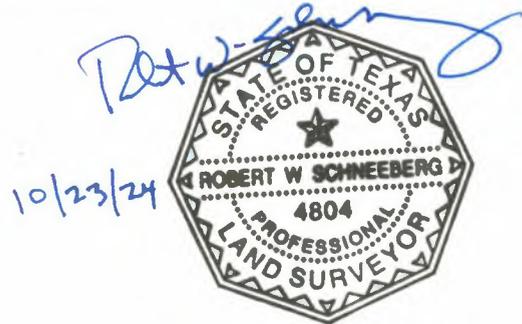
THENCE, North 64 degrees 51 minutes 09 seconds East, a distance of 104.55 feet to a point at a beginning of a tangent curve to the right having a radius of 450.02 feet;

THENCE, northeasterly, with said curve to the right, through a central angle of 24 degrees 36 minutes 05 seconds, an arc distance of 193.23 feet (chord bears North 77 degrees 09 minutes 12 seconds East, 191.75 feet) to the end of said curve;

THENCE, North 89 degrees 27 minutes 14 seconds East, a distance of 36.20 feet to a point for corner;

THENCE, South 00 degrees 30 minutes 05 seconds East, a distance of 25.01 feet to a point for corner on the south line of said 0.5383 acre tract; said point also being on the north line of a tract of land conveyed to the City of Dallas for use and benefit of its Park Board by Warranty Deed recorded in Volume 3601, Page 382, Deed Records, Dallas County, Texas; said point also being South 89 degrees 28 minutes 31 seconds West, a distance of 25.00 feet from the southwest corner of Lot 4, Block G/5961, of the Subdivision of a 3.02 acre tract out of James B. McCommas Survey, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 32, Page 159, Map Records, Dallas County, Texas;

(For SPRG use only)
Reviewed by: A.G.
Date: 10/24/24
SPRG NO: 6644



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THENCE, with the common line of said 0.5383 acre tract and City of Dallas tract, the following metes and bounds;

South 89 degrees 28 minutes 31 seconds West, a distance of 36.18 feet to a point at a beginning of a tangent circular curve to the left having a radius of 425.02 feet;

Southwesterly, with the southerly line of said Tract 2 of the 25-foot Street Abandonment Ordinance No. 6712, and with said curve to the left, through a central angle of 24 degrees 36 minutes 05 seconds, an arc distance of 182.49 feet (chord bears South 77 degrees 09 minutes 12seconds West, 181.09 feet) to a bent 5/8-inch iron rod found for the end of said curve;

South 64 degrees 55 minutes 43 seconds West, a distance of 104.32 feet to a 5/8-inch iron rod found for the beginning of a tangent circular curve to the left having a radius of 175.00 feet;

Southwesterly, with said curve to the left, through a central angle of 65 degrees 33 minutes 44 seconds, an arc distance of 200.25 feet (chord bears South 32 degrees 08 minutes 51 seconds West, 189.50 feet) to the end of said curve.

South 00 degrees 38 minutes 01 seconds East, a distance of 396.16 feet to a point for corner; said point also being on the northerly right-of-way line of said Illinois Avenue;

THENCE, South 89 degrees 21 minutes 14 seconds West, with said northerly right-of-way line of Illinois Avenue, a distance of 34.85 feet to the POINT OF BEGINNING;

CONTAINING, 23,450 square feet or 0.5383 acres of land more or less.

Bearing system is based on Texas State Plane Coordinates System, Zone 4202, NAD83 (NA2011).

| | |
|-------------------------|--|
| (For SPRG use only) | |
| Reviewed by: <u>A.G</u> | |
| Date: <u>10/24/24</u> | |
| SPRG NO: <u>6644</u> | |



EXHIBIT A

BLOCK 5961
 CALLED 9.12 ACRES
 DALLAS INDEPENDENT SCHOOL DISTRICT
 V. 3865, P. 627
 D.R.D.C.T.

JAMES B. McCOMMAS SURVEY
 ABSTRACT No. 866

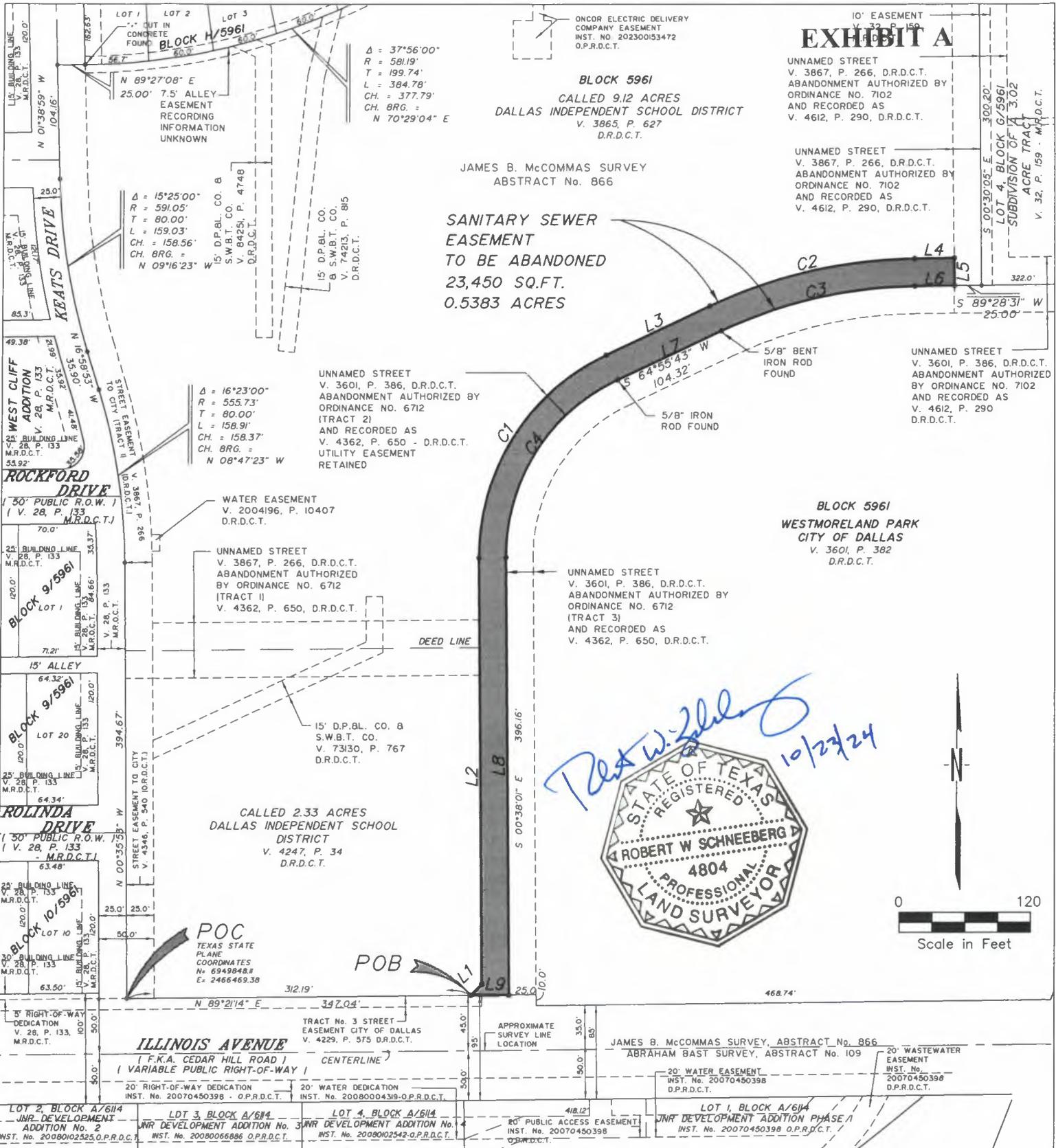
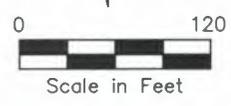
SANITARY SEWER EASEMENT TO BE ABANDONED
 23,450 SQ.FT.
 0.5383 ACRES

UNNAMED STREET
 V. 3867, P. 266, D.R.D.C.T.
 ABANDONMENT AUTHORIZED BY
 ORDINANCE NO. 7102
 AND RECORDED AS
 V. 4612, P. 290, D.R.D.C.T.

UNNAMED STREET
 V. 3867, P. 266, D.R.D.C.T.
 ABANDONMENT AUTHORIZED BY
 ORDINANCE NO. 7102
 AND RECORDED AS
 V. 4612, P. 290, D.R.D.C.T.

UNNAMED STREET
 V. 3601, P. 386, D.R.D.C.T.
 ABANDONMENT AUTHORIZED BY
 ORDINANCE NO. 7102
 AND RECORDED AS
 V. 4612, P. 290, D.R.D.C.T.

BLOCK 5961
WESTMORELAND PARK
 CITY OF DALLAS
 V. 3601, P. 382
 D.R.D.C.T.



- LEGEND**
- M.R.D.C.T.- Map Records, Dallas County, Texas
 - D.R.D.C.T.- Deed Records, Dallas County, Texas
 - V.- Volume
 - P.- Page
 - SQ.FT.- Square Feet
 - R.O.W.- Right-of-Way
 - F.K.A.- Formerly Known As
 - P.O.B.- Point of Beginning
 - P.O.C.- Point of Commencement
 - D.P.B.L. CO.- Dallas Power and Light Company
 - S.W.B. CO.- Southwestern Bell Telephone Company
 - PKNS- PK Nail with 2-inch brass disk stamped
 - "LENORE KIRK HALL ELEMENTARY SCHOOL, GSES, INC., TX RPLS 4804"

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CITY BLOCK 5961

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Gonzalez & Schneeberg
 engineers - surveyors
 801 East Campbell Road
 Suite 330, Richardson, Texas 75081
 (972) 518-8855
 TX SURVEYING FIRM REG. NO. 100752-00
 DATE: MARCH, 2024 PROJ. NO.: 7225-23-12-07
 DWG. NO.: 7225 easement-ww abandonment.dwg

EXHIBIT A

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 44°21'14" E | 14.15' |
| L2 | N 00°38'51" W | 385.99' |
| L3 | N 64°51'09" E | 104.55' |
| L4 | N 89°27'14" E | 36.20' |
| L5 | S 00°30'05" E | 25.01' |
| L6 | S 89°28'31" W | 36.18' |
| L7 | S 64°55'43" W | 104.32' |
| L8 | S 00°38'01" E | 396.16' |
| L9 | S 89°21'14" W | 34.85' |

NOTE: All bearings and coordinates shown hereon are correlated to the Texas State Plane Coordinates System, North Central Zone (4202), NAD83 (NA2011).

| CURVE TABLE | | | | | | |
|-------------|------------|---------|---------|---------|---------|---------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD | CH. BEARING |
| C1 | 065°30'00" | 199.99' | 128.64' | 228.63' | 216.38' | N 32°06'09" E |
| C2 | 024°36'05" | 450.02' | 98.13' | 193.23' | 191.75' | N 77°09'12" E |
| C3 | 024°36'05" | 425.02' | 92.67' | 182.49' | 181.09' | S 77°09'12" W |
| C4 | 065°33'44" | 175.00' | 112.70' | 200.25' | 189.50' | S 32°08'51" W |

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