

(For SPRG use only)

Reviewed by:	<u>G.S.</u>
Date:	<u>5-5-22</u>
SPRG No.	<u>5883</u>

**STREET RIGHT-OF-WAY ABANDONMENT
CABELL DRIVE
ADJACENT TO BLOCK Nos. 8/1597 & 12/1598
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 0.1814 ACRE (7,900 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT No. 495, DALLAS COUNTY, TEXAS AND BEING PART OF CABELL DRIVE BETWEEN OFFICIAL CITY OF DALLAS BLOCK NUMBERS 8/1597 AND 12/1598, ELK HILL ADDITION TO THE CITY OF DALLAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 1, PAGE 85, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.). SAID 0.1814 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.)

COMMENCING AT 5/8" IRON ROD FOUND (N: 6981139.79, E: 2495873.47 (CONTROLLING MONUMENT)) FOR THE WEST CORNER OF LOT 1 OF SAID BLOCK 8/1597 AND BEING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY OF ANNEX AVENUE (A 50 FOOT PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85, M.R.D.C.T.) WITH THE SOUTHEAST RIGHT-OF-WAY OF DEERE STREET, (FORMERLY WATT STREET, A 50' PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85, M.R.D.C.T.);

THENCE, SOUTH 44°49'21" EAST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID BLOCK 8/1597 AND SAID NORTHEAST RIGHT-OF-WAY LINE, AT 157.03 FEET PASSING A 3/8" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOT 3 OF SAID BLOCK 8/1597 AND THE WEST CORNER OF LOT 4 OF SAID BLOCK 8/1597, CONTINUING WITH SAID COMMON LINE, IN ALL A DISTANCE OF 315.03 FEET TO A 5/8" YELLOW PLASTIC CAPPED IRON ROD SET STAMPED "MMA" (HEREINAFTER CALLED 5/8" IRON ROD SET) (N: 6980916.38, E: 2496095.50) FOR THE **POINT OF BEGINNING**, BEING THE SOUTH CORNER OF LOT 6 OF SAID BLOCK 8/1597 AND BEING AT THE INTERSECTION OF SAID NORTHEAST RIGHT-OF-WAY LINE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CABELL DRIVE, (FORMERLY THOMAS AVENUE, A 50' PUBLIC RIGHT-OF-WAY, VOLUME 1, PAGE 85, M.R.D.C.T.);

THENCE, NORTH 45°10'39" EAST, WITH THE COMMON SOUTHEAST BOUNDARY LINE OF SAID LOT 6 AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 158.00 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF SAID LOT 6 AND BEING IN THE SOUTHWEST BOUNDARY LINE OF BLOCK F/2012, LAFAYETTE SQUARE 2, AN ADDITION TO THE CITY OF DALLAS AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT No. 20070264671, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 44°49'21" EAST, WITH SAID SOUTHWEST BOUNDARY LINE, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF LOT 1 OF THE AFORESAID BLOCK 12/1598;

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CABELL DRIVE
ADJACENT TO BLOCK Nos. 8/1597 & 12/1598
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE, SOUTH 45°10'39" WEST, WITH THE COMMON NORTHWEST BOUNDARY LINE OF SAID LOT 1 AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID CABELL DRIVE, A DISTANCE OF 158.00 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF SAID LOT 1 AND BEING AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE WITH THE AFORESAID NORTHEAST RIGHT-OF-WAY LINE, FROM WHICH A 1/2" IRON PIPE FOUND (CONTROLLING MONUMENT) FOR THE NORTH CORNER OF LOT 1, BLOCK 11/1598 OF SAID ELK HILL ADDITION BEARS SOUTH 45°22'06" WEST, A DISTANCE OF 50.00 FEET;

THENCE, NORTH 44°49'21" WEST, OVER AND ACROSS SAID CABELL DRIVE AND WITH AN EXTENSION OF SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** AND BEING 0.1814 ACRES OR 7,900 SQUARE FEET OF LAND, MORE OR LESS.

TIMOTHY A. NOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5658

4/21/2022

DATE



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mmatexas.com

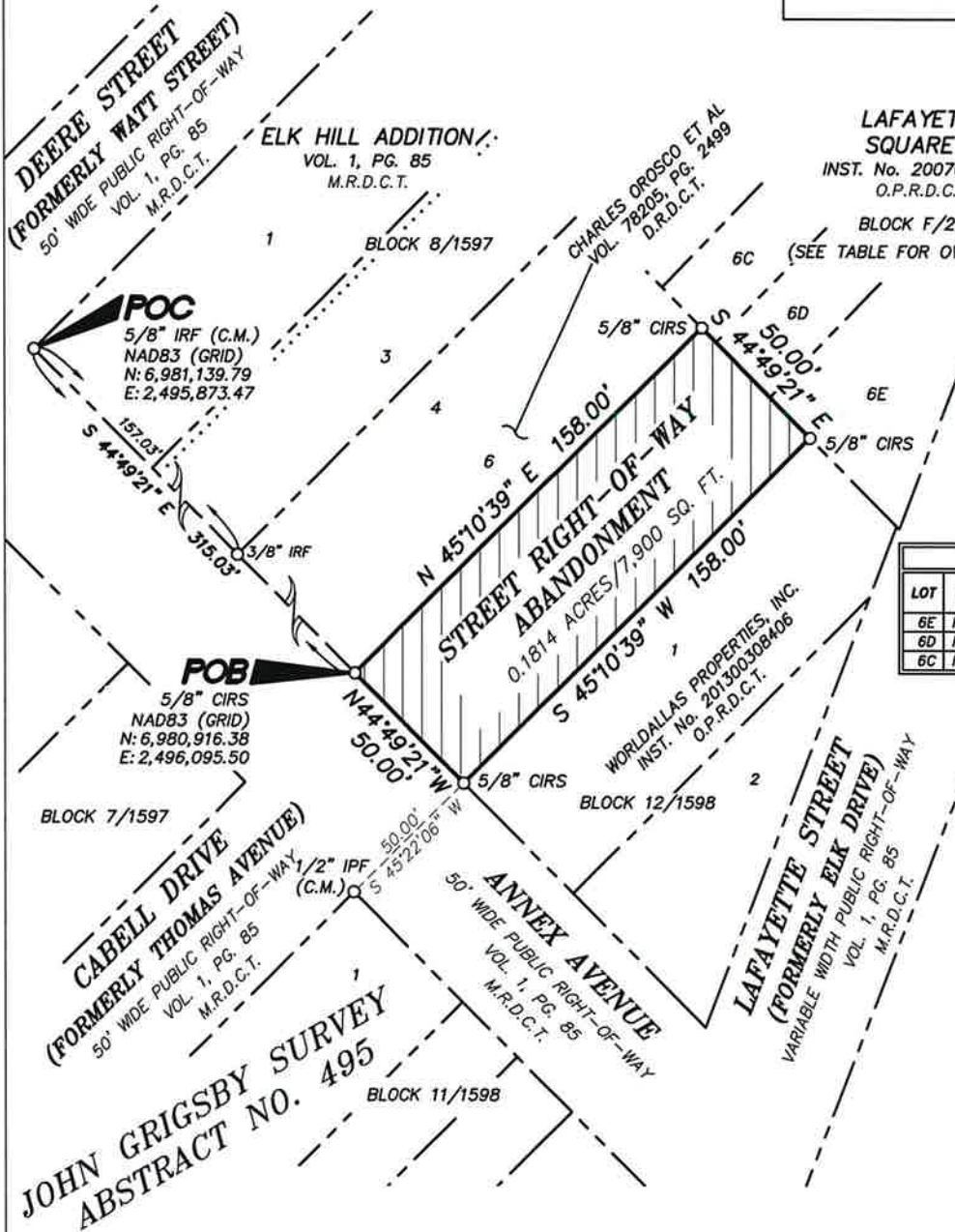
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**STREET RIGHT-OF-WAY ABANDONMENT
CABELL DRIVE**

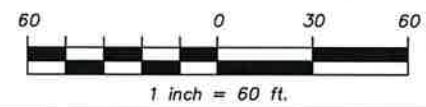
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LAFAYETTE SQUARE 2
INST. No. 20070264671
O.P.R.D.C.T.
BLOCK F/2012
(SEE TABLE FOR OWNERSHIP)



OWNERSHIP TABLE

LOT	BLOCK	PROPERTY OWNER	INSTRUMENT No.	RECORD SOURCE
6E	F/2012	WHITNEY K. SPENCER	201400027327	O.P.R.D.C.T.
6D	F/2012	RONALD D. RODAMER	201400027752	O.P.R.D.C.T.
6C	F/2012	NACHIKET BAL, ET AL	201600013274	O.P.R.D.C.T.

CITY OF DALLAS STATE PLANE
STATEMENT: STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE
4202, NORTH AMERICAN DATUM OF
1983. ADJUSTMENT REALIZATION 2011.

LEGEND & ABBREVIATIONS

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- C.M. CONTROLLING MONUMENT
- CIRS YELLOW PLASTIC CAPPED IRON ROD SET "MMA"
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- SQ. FT. SQUARE FEET

I, TIMOTHY A. NOLD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.



TIMOTHY A. NOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5658

Handwritten signature and date: 4/21/2022



civil engineering surveying landscape architecture planning
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PLOTTED BY: JENNIFER STORZ DATE: 4/19/2022 8:38 AM PATH: P:\3592-00-01\500 Land Survey\mg1506 Easements\3592-00-01 Cabell Drive Abandonment.dwg