

STREET RIGHT-OF-WAY ABANDONMENT

Part of Research ROW
Adjacent to Block B/5772
Dickerson Parker Survey, Abstract No. 1113
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 26,692 square foot (0.613 acre) tract of land situated in the Dickerson Parker Survey, Abstract No. 1113, Dallas County, Texas; said tract being adjacent to Block B/5772, Official Block Numbers of City of Dallas, Texas; said tract being a portion of Research ROW (a variable width right-of-way) dedicated by Fikes Research Center First Installment, an addition to the City of Dallas, recorded in Volume 868, Page 107 of the Deed Records of Dallas County, Texas and also being all of a Right-Of-Way Dedication to the City of Dallas by Warranty Deed recorded in Instrument No. 201600338192 of Official Public Records of Dallas County, Texas; said 0.613 acre tract being more particularly described as follows: (Bearing basis for this survey is based on the State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone 4202. All distance shown have been scaled using the TxDOT combined scale factor of Dallas County of 1.000136506):

BEGINNING, at 3-Inch Aluminum Disk stamped "PACHECO KOCH – SWA W.C." found at the north end of a right-of-way corner clip at the intersection of the northeast line of Wadley Lane and the southeast right-of-way line of Research Row (a variable width right-of-way); said point also being a southernmost west corner of Lot 1C, Block B/5772 SWA West Campus, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700178063 of said Official Public Records;

THENCE, North 52 degrees, 06 minutes, 03 seconds West, departing the said southeast line of Research ROW and a west line of said Lot 1C, a distance of 74.54 feet to a point for corner in the southwest line of said Research Row and the northeast line of said Lot 1B, Block B/5772, Pine Creek Medical Center Phase I, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2005019, Page 245 of said Official Public Records; said point also being the beginning of a non-tangent curve to the left;

THENCE, Along said curve, having a central angle of 15 degrees, 18 minutes, 41 seconds, a radius of 345.00 feet, a chord bearing and distance of North 30 degrees, 14 minutes, 36 seconds East, 91.92 feet, an arc distance of 92.20 feet to an Aluminum Disk stamped "PINE CREEK MEDICAL CENTER ADDITION AND RPLS #4625" found at the end of said curve;

THENCE North 22 degrees, 35 minutes, 16 seconds East, along the said southwest line of said Research Row and said northeast line of Lot 1B, at a distance of 129.42 feet passing a 1/2-inch iron rod found at the northeast corner of said Lot 1B and a south corner of Lot 1A, Block B/5772, Pine Creek Medical Center Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600237289 of said Official Public Records; continuing in all a total a distance of 245.47 feet to a point for corner; from said point a 1/2-inch rod with unreadable cap found bears North 86 degrees, 37 minutes East, a distance of 0.3 feet; said point also being a south corner of said Lot 1C;

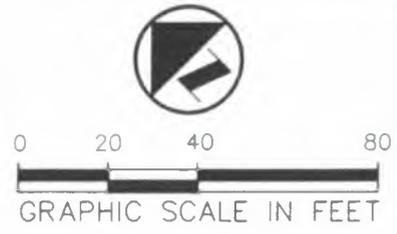
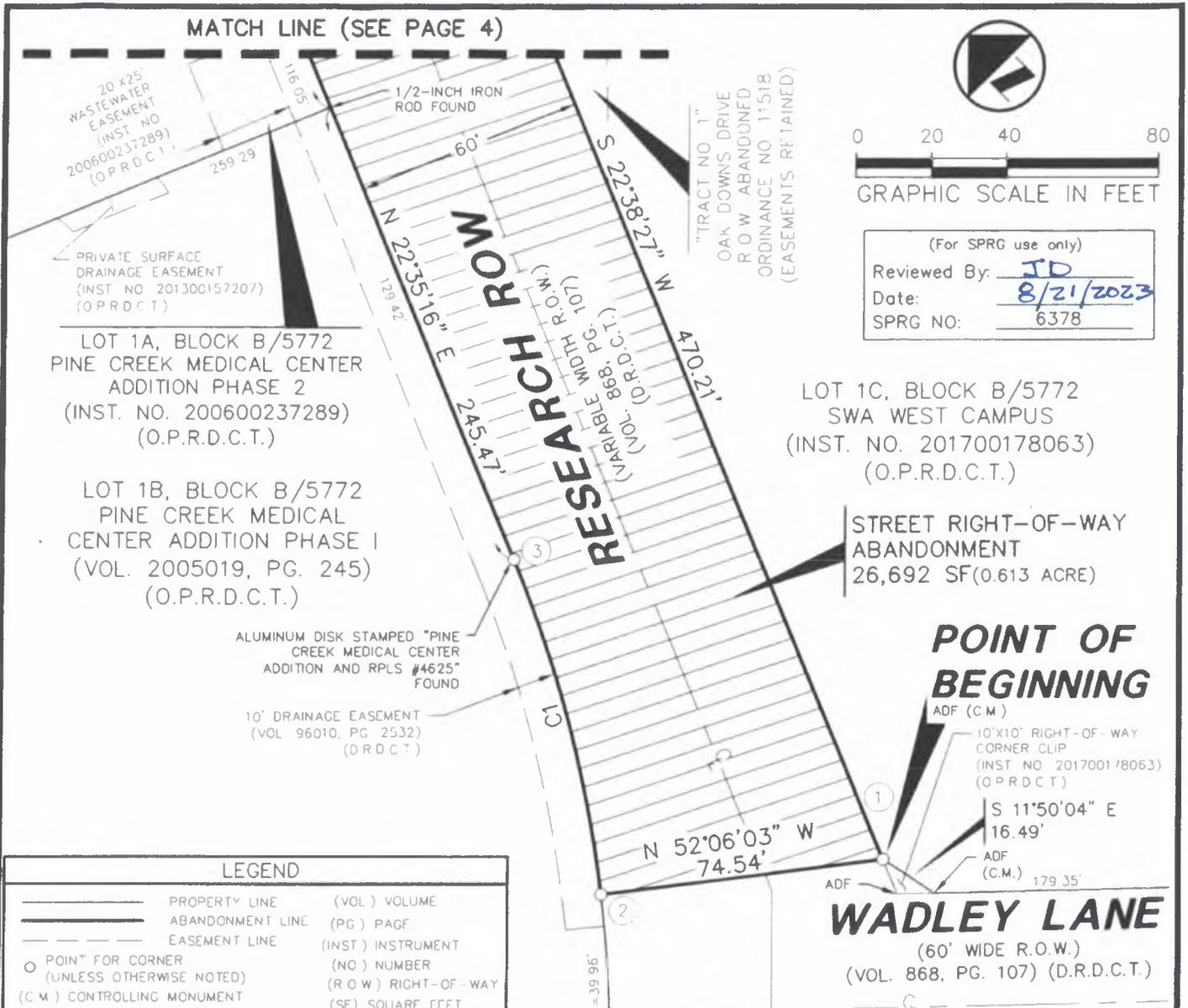
THENCE, along the westerly and easterly lines of said Research Row and the easterly and westerly lines of said Lot 1C, following eight (8) calls:

North 22 degrees, 37 minutes, 12 seconds East, a distance of 24.01 feet to a MAG nail with "PACHECO KOCH – SWA TOPS" washer found;

North 67 degrees, 21 minutes, 33 seconds West, a distance of 21.68 feet to a MAG nail with "PACHECO KOCH – SWA TOPS" washer found;

North 22 degrees, 38 minutes, 27 seconds East, a distance of 20.00 feet to a MAG nail with "PACHECO KOCH – SWA TOPS" washer found;

(For SPRG use only)	
Reviewed By:	<u>JD</u>
Date:	<u>8/21/2023</u>
SPRG NO:	<u>6378</u>



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 Reviewed By: JD
 Date: 8/21/2023
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LOT 1A, BLOCK B/5772
 PINE CREEK MEDICAL CENTER
 ADDITION PHASE 2
 (INST. NO. 200600237289)
 (O.P.R.D.C.T.)

LOT 1B, BLOCK B/5772
 PINE CREEK MEDICAL
 CENTER ADDITION PHASE I
 (VOL. 2005019, PG. 245)
 (O.P.R.D.C.T.)

LOT 1C, BLOCK B/5772
 SWA WEST CAMPUS
 (INST. NO. 201700178063)
 (O.P.R.D.C.T.)

STREET RIGHT-OF-WAY
 ABANDONMENT
 26,692 SF(0.613 ACRE)

POINT OF BEGINNING
 ADF (C.M.)

WADLEY LANE
 (60' WIDE R.O.W.)
 (VOL. 868, PG. 107) (D.R.D.C.T.)

LEGEND	
———	PROPERTY LINE (VOL) VOLUME
---	ABANDONMENT LINE (PG) PAGE
- - -	EASEMENT LINE (INST) INSTRUMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
ADF	3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - SWA WC" FOUND
①	GRID COORDINATE NUMBER
MNF	MAG NAIL W/"PACHECO KOCH - SWA TOPS" WASHER FOUND
(O.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. All Distances shown have been scaled using the TxDOT combined surface scale factor for Dallas County of 1.000136506.
3. All coordinates shown are Texas State Plane, North Central Zone 4202, North American Datum of 1983, no scale, no projection.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.



KCH
 Kyle Coleman Harris
 Registered Professional Land Surveyor No. 6266
 Date: 8/14/2023

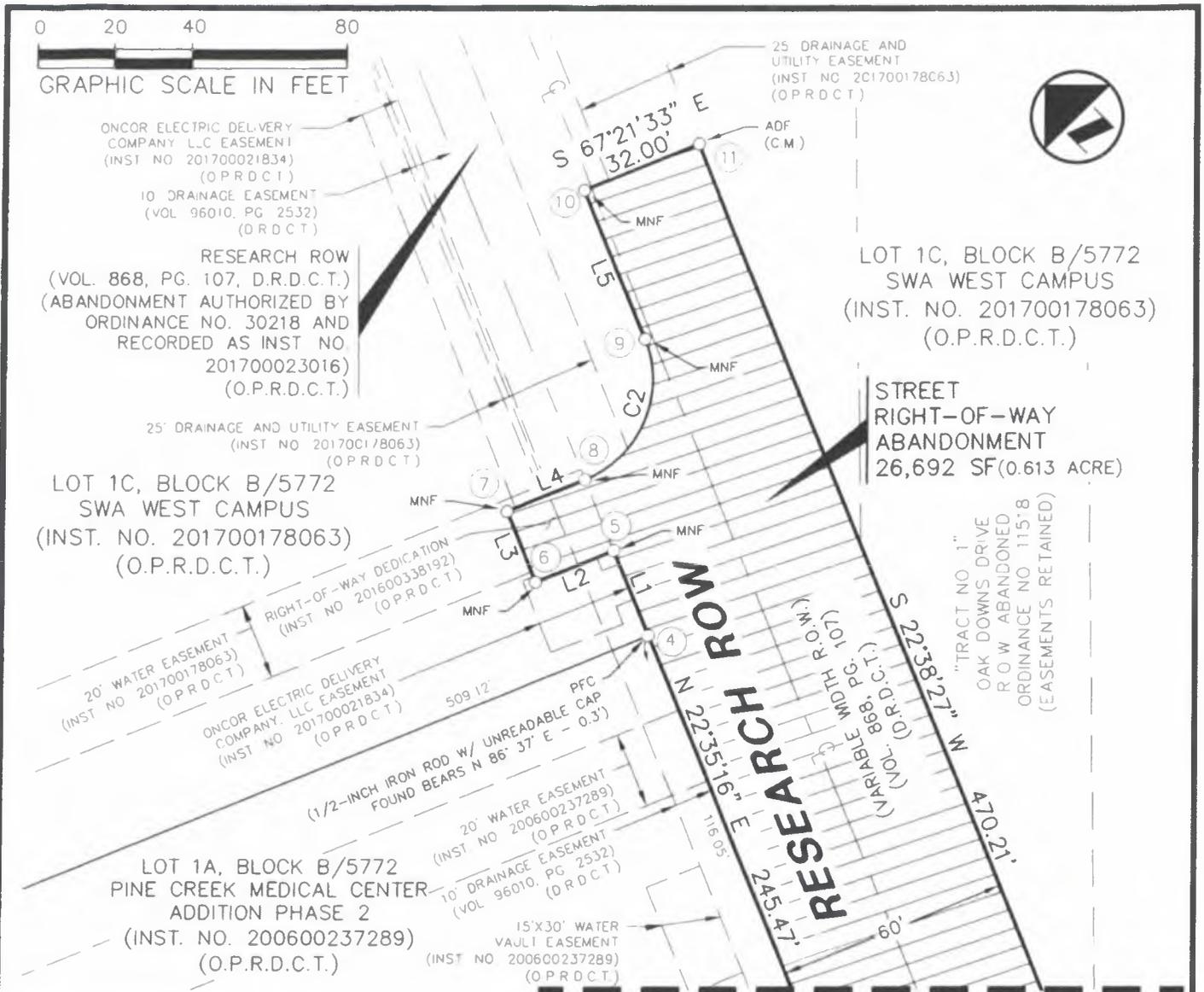
TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

STREET RIGHT-OF-WAY ABANDONMENT
 PART OF RESEARCH ROW
 ADJACENT TO BLOCK B/5772
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 5

Pacheco Koch a Westwood company
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=40'	AUGUST 2023	1320-22.539

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LEGEND	
	PROPERTY LINE (O.P.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
	ABANDONMENT LINE (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	EASEMENT LINE (O.P.R.D.C.T.)
	POINT FOR CORNER (UNLESS OTHERWISE NOTED) (VOL) VOLUME (INST) INSTRUMENT
	(C.M.) CONTROLLING MONUMENT (PG) PAGE (NO) NUMBER
	ADF 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - SWA WC" FOUND (R.O.W.) RIGHT-OF-WAY (SF) SQUARE FEET
	MNF MAG NAIL W/"PACHECO KOCH - SWA TOPS" WASHER FOUND (C) GRID COORDINATE NUMBER

NOTES:

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(For SPRG use only)
 Reviewed By: JD
 Date: 8/21/2023
 SPRG NO: 6378

TX REG. ENGINEERING FIRM F-469
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7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

STREET RIGHT-OF-WAY ABANDONMENT

PART OF RESEARCH ROW
 ADJACENT TO BLOCK B/5772
 DICKERSON PARKER SURVEY, ABSTRACT NO. 1113,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=40'	AUGUST 2023	1320-22.539

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COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	6,992,615.59	2,469,839.87
2	6,992,661.37	2,469,781.05
3	6,992,740.77	2,469,827.35
4	6,992,967.38	2,469,921.62
5	6,992,989.54	2,469,930.85
6	6,992,997.88	2,469,910.85
7	6,993,016.34	2,469,918.54
8	6,993,008.00	2,469,938.54
9	6,993,023.06	2,469,975.16
10	6,993,061.82	2,469,991.32
11	6,993,049.50	2,470,020.85

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°18'41"	345.00'	92.20'	46.37'	N 30°14'36" E	91.92'
C2	90°00'00"	28.00'	43.98'	28.00'	N 67°38'27" E	39.60'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 22°37'12" E	24.01'
L2	N 67°21'33" W	21.68'
L3	N 22°38'27" E	20.00'
L4	S 67°21'33" E	21.67'
L5	N 22°38'27" E	42.00'

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 PAGE 5 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	NONE	AUGUST 2023	1320-22.539

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ESNOW