

**NORTH TEXAS MUNICIPAL WATER DISTRICT
BUFFALO CREEK INTERCEPTOR SYSTEM
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I
PROJECT NO. 507-0484-17**

**ACCESS EASEMENT NO. 8
16-FOOT ACCESS EASEMENT
OWNER OF PARENT TRACT: CITY OF DALLAS, TEXAS
J. LOPEZ SURVEY, ABSTRACT NO. 286
KAUFMAN COUNTY, TEXAS**

BEING a 3,355 square foot (0.0770-acre) tract of land situated in the J. Lopez Survey, Abstract No. 286, Kaufman County, Texas, and being a portion of a 18.2-acre tract of land described in Correction Warranty Deed to City of Dallas, Texas, a municipal corporation, recorded in Volume 577, Page 705, of the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and a portion of the 2.3-acre tract of land described in plat of survey instrument labeled City of Dallas, Texas, recorded in Volume 438, Page 299, D.R.K.C.T., and a portion of the 0.6457-acre tract of land described in Warranty Deed to the City of Dallas, Texas, recorded under Instrument No. 2015-0008078 of Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), and being more particularly described as follows:

COMMENCING at a City of Dallas Monument found at the most northerly northwest corner of said City of Dallas 0.6457-acre tract;

THENCE North 76 degrees 35 minutes 52 seconds East, with the northerly line of said City of Dallas 0.6457-acre tract a distance of 49.28 feet (record – 48.80 feet) to a 1/2-inch iron rebar with red plastic cap stamped "Dal-Tech" found;

THENCE North 70 degrees 02 minutes 21 seconds East, with the northerly line of said City of Dallas 0.6457-acre tract and northerly line of an easement to Kaufman County Municipal Utility District No. 3 as recorded in Volume 3038, Page 578, O.P.R.K.C.T., a distance of 79.36 feet to a 1/2-inch iron rebar found at the northeast corner of said 0.6457-acre tract, said point being on the west right-of-way line of County Road No. 222 (Valley View Road);

THENCE South 02 degrees 35 minutes 45 seconds West, with the east line of said City of Dallas 0.6457-acre tract and west right-of-way line of said County Road No. 222 (Valley View Road) a distance of 20.24 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" for the **POINT OF BEGINNING**, said point having grid coordinates of N= 6974173.40 and E= 2598153.36;

THENCE South 02 degrees 35 minutes 45 seconds West, continuing with the east line of said City of Dallas 0.6457-acre tract and west right-of-way line of said County Road No. 222 (Valley View Road) a distance of 18.36 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" from which a 1/2-inch iron rebar with red plastic cap found on said east line of the 0.6457-acre tract bears South 02 degrees 35 minutes 45 seconds West at a distance of 12.06 feet;

THENCE North 58 degrees 00 minutes 59 seconds West, over and across said City of Dallas 0.6457-acre tract passing the common line with said 2.3-acre tract at a distance of 45.32 feet, and continuing over and across said 2.3-acre tract passing the common line with said 18.2-acre

**NORTH TEXAS MUNICIPAL WATER DISTRICT
BUFFALO CREEK INTERCEPTOR SYSTEM
BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I
PROJECT NO. 507-0484-17**

**ACCESS EASEMENT NO. 8
16-FOOT ACCESS EASEMENT
OWNER OF PARENT TRACT: CITY OF DALLAS, TEXAS
J. LOPEZ SURVEY, ABSTRACT NO. 286
KAUFMAN COUNTY, TEXAS**

tract at a distance of 96.10 feet, and continuing over and across said 18.2-acre tract in all a total distance of 222.04 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" on the common line of said City of Dallas tract and a tract of land described in instrument to Pamela Samantha Keats (Tract 1), as recorded under Volume 1288, Page 364, D.R.K.C.T., said point also being on the southeast line of a 50' Kaufman County Municipal Utility District (M.U.D.) No. 3 Sanitary Sewer and Access Road Easement, as recorded under Volume 4292, Page 291, D.R.K.C.T.;

THENCE North 76 degrees 37 minutes 26 seconds East, with the common line of said Keats and said City of Dallas tracts and with the southeast line of said Kaufman County M.U.D. No. 3 tract a distance of 22.49 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars";

THENCE South 58 degrees 00 minutes 59 seconds East, over and across said 18.2-acre, 2.3-acre and 0.6457-acre City of Dallas tracts a distance of 197.23 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.0770 acres or 3,355 square feet of land, more or less.

NOTES:

1. Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). Coordinates can be adjusted to surface values using the combined scale factor of 1.000114077. All distances and areas shown hereon are surface values (US Survey Feet).

Company Name: Huitt-Zollars, Inc.

By: _____

Surveyor's Name: Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491

Date of Survey: March 10, 2020

Revised Dates: March 3, 2021; April 12, 2021; May 6, 2021

November 23, 2021; January 5, 2022

Access Easement No. 8

Texas Firm Registration No. 10025600



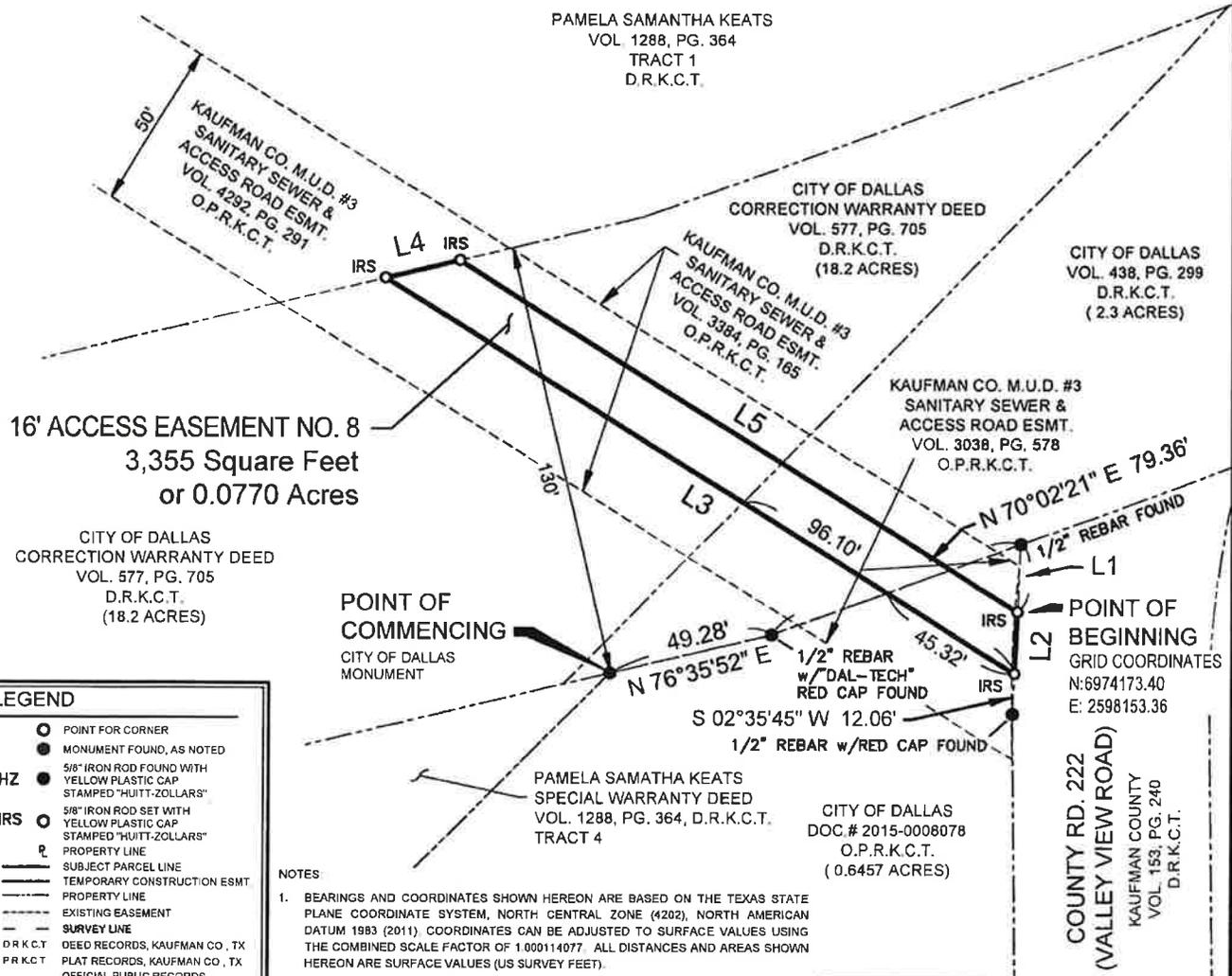


GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°35'45" W	20.24'
L2	S 02°35'45" W	18.36'
L3	N 58°00'59" W	222.04'
L4	N 76°37'26" E	22.49'
L5	S 58°00'59" E	197.23'

J. LOPEZ SURVEY ABSTRACT NO. 286



LEGEND

- POINT FOR CORNER
- MONUMENT FOUND, AS NOTED
- HZ ● 5/8" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS ○ 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- PROPERTY LINE
- SUBJECT PARCEL LINE
- TEMPORARY CONSTRUCTION ESMT
- PROPERTY LINE
- EXISTING EASEMENT
- SURVEY LINE
- D.R.K.C.T. DEED RECORDS, KAUFMAN CO., TX
- P.R.K.C.T. PLAT RECORDS, KAUFMAN CO., TX
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN CO., TX

NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 (2011). COORDINATES CAN BE ADJUSTED TO SURFACE VALUES USING THE COMBINED SCALE FACTOR OF 1.000114077. ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES (US SURVEY FEET).

NORTH TEXAS MUNICIPAL WATER DISTRICT

501 EAST BROWN ST. • P.O. BOX 2408 • WYLLIE, TX 75098

BUFFALO CREEK INTERCEPTOR SYSTEM BUFFALO CREEK PARALLEL INTERCEPTOR, PHASE I

PARCEL NO.: ACCESS PARCEL NO. 8	NTMWD PROJECT NO. 507-0484-17	HZ PROJECT NO. R308085.01
SURVEY: J. LOPEZ SURVEY, ABSTRACT NO. 286	LOCATION: KAUFMAN COUNTY, TEXAS	
PARENT TRACT OWNER: CITY OF DALLAS	PARENT DEEDS: Vol. 577, Pg. 705; Vol. 438, Pg. 299; #2015-0008078, O.P.R.K.C.T.	
PARENT TRACT ACREAGE: 21.15 AC.	EASEMENT ACREAGE: 0.0770 AC.	TEMP. EASEMENT ACREAGE: N/A
DWG: R30808501-Buffero Creek Access Esmt. City of Dallas (8 reviewed)	DRAWN BY: BH, db	SCALE: 1"=50'
DATE: 04/12/2020	REV: 01/05/2022	CHECKED BY: MG
PAGE 3 OF 3		

