

WASTEWATER EASEMENT ABANDONMENT

Cedar/Maple Addition Second Revision
Lot 1D, Block 2/933
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 300 square foot (0.007 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Lot 1D, Block 2/933, Cedar Maple Plaza, an addition to the City of Dallas, Texas according to the plat recorded in Instrument Number 202200202264 of the Official Public Records of Dallas County, Texas; said tract being all of the Wastewater Easement created by the Final Plat of Cedar/Maple Addition Second Revision recorded in Volume 2000005, Page 76 of the Deed Records of Dallas County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to 23 SPRINGS, LP recorded in Instrument No. 2022000915179 of the Official Public Records of Dallas, County, Texas; said 300 square foot (0.007 acre) tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "BDD RPLS 2688" cap found at the intersection of the west right-of-way line of Cedar Springs Road (a variable width right-of-way, dedicated in Volume 106, Page 258 of said Deed Records) and the north right-of-way line of Bookhout Street (a variable width right-of-way, dedicated in Volume 141, Page 82, Volume 83097, Page 1480, and Volume 96232, Page 891 of said Deed Records); said point being a southeast corner of said Lot 1D;

THENCE, along the north and the northeast line of said Bookhout Street and the south and southwest line of said Lot 1D, the following four (4) calls:

South 87 degrees, 28 minutes, 22 seconds West, a distance of 204.36 feet to a mag nail with washer stamped "Pacheco Koch-CM PLAZA" found at an angle point;

North 01 degrees, 19 minutes, 08 seconds West, a distance of 8.60 feet to a 5/8-inch iron rod with an unreadable cap found at an angle point;

North 45 degrees, 50 minutes, 23 seconds West, a distance of 22.36 feet to the POINT OF BEGINNING; said point being the southeast corner of said Wastewater Easement;

North 45 degrees, 50 minutes, 23 seconds West, along the southwest line of said Wastewater Easement, a distance of 14.11 feet to a point for corner; from said point a 1/2-inch iron rod found at the west corner of said Lot 1D bears: North 45 degrees, 50 minutes West, a distance of 151.9 feet;

THENCE, departing said northeast line of Bookhout Street and the said southwest line of Lot 1D, along the west, north and east lines of said Wastewater Easement, into and through said Lot 1D, the following three (3) calls:

North 00 degrees, 43 minutes, 06 seconds West, a distance of 25.02 feet to a point for corner,

North 89 degrees, 16 minutes, 54 seconds East, a distance of 10.00 feet to a point for corner;

South 00 degrees, 43 minutes, 06 seconds East, a distance of 34.98 feet to the POINT OF BEGINNING;

CONTAINING: 300 square feet or 0.007 acres of land, more or less.

(Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.0001365060.)

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement abandonment tract described.

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

03-15-2023



(For SPRG use only)
Reviewed By: W.E.
Date: 04/10/2023
SPRG NO: 6160

LINE TABLE

LINE	BEARING	LENGTH
L1	N 45°50'23" W	22.36'
L2	N 45°50'23" W	14.11'
L3	N 00°43'06" W	25.02'
L4	N 89°16'54" E	10.00'
L5	S 00°43'06" E	34.98'



LOT 1C
BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76,
D.R.D.C.T.)

LEGEND

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
(MNF)	- MAG NAIL FOUND STAMPED "PACHECO KOCH-CM PLAZA"
(D.R.D.C.T.)	- DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL	- VOLUME
PG.	- PAGE
INST NO	- INSTRUMENT NUMBER
SF	- SQUARE FOOT
R.O.W.	- RIGHT OF WAY

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


Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369
Date: 03-15-2023



CEDAR SPRINGS ROAD

(VARIABLE WIDTH R.O.W.)
(VOL. 106, PG. 258,
VOL. 83097, PG. 1480,
D.R.D.C.T.)

10' WASTEWATER EASEMENT
(VOL. 2000005, PG. 76, D.R.D.C.T.)

WASTEWATER EASEMENT ABANDONMENT
300 SF (0.007 ACRES)

LOT 1D, BLOCK 2/933
CEDAR MAPLE PLAZA
(INST. NO. 202200202264,
O.P.R.D.C.T.)

23 SPRINGS, LP
(INST. NO. 2022000915179,
O.P.R.D.C.T.)

1/2-INCH IRON ROD FOUND

BOOKHOUT STREET
(A VARIABLE WIDTH R.O.W.)
(VOL. 141, PG. 82, VOL. 96232, PG. 891, D.R.D.C.T.)

POINT OF COMMENCING

5/8-INCH IRON ROD W/ "BDD RPLS 2688" CAP FOUND (C.M.)

JOHN GRIGSBY SURVEY ABSTRACT NO. 495

S 87°28'22" W 204.36'

N 01°19'08" W 8.60'

BOOKHOUT STREET

(A VARIABLE WIDTH R.O.W.)
(VOL. 141, PG. 82, VOL. 83097, PG. 1480, AND VOL. 96232, PG. 891, D.R.D.C.T.)

MNF FOUND (C.M.)

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

POINT OF BEGINNING

LOT 1A, BLOCK H/938
CRESCENT WEST
(VOL. 2004118, PG. 42,
O.P.R.D.C.T.)

(For SPRG use only)

Reviewed By: W.E

Date: 04/10/2023

SPRG NO: 6160

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, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.0001365060.

WASTEWATER EASEMENT ABANDONMENT

CEDAR/MAPLE ADDITION SECOND REVISION
LOT 1D, BLOCK 2/933
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 2 OF 2



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	SBP/JEC	1" = 40'	MARCH 2022	3482-19.159

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DMGRAF 12/7/2022 12:17 PM