WATER EASEMENT ABANDONMENT BEING 7,491 SQUARE FEET, BLOCK E/6499, GLAMOUR ADDITION NO. 2, LOT 1B, BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932 CITY OF DALLAS, DALLAS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING a 0.1720 acre, 7,491 square feet tract of land situated in the Benjamin Merrill Survey, Abstract Number 932, City of Dallas, Dallas County, Texas, being the easement described in the instrument to the City of Dallas for water main or mains and appurtenances, recorded in Volume 83168, Page 2030, Deed Records of Dallas County, Texas, being a portion of Lot 1B, Block E/6499, Glamour Addition No. 2, an addition to the City of Dallas according to the plat recorded in Document Number 201300236019, Official Public Records of Dallas County, Texas, as well as a portion of the tract of land described in the Special Warranty Deed to Dallas Public Facility Corporation recorded in Document Number 202300145397, Official Public Records of Dallas County, Texas, said 0.1720 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "Halff & Assoc" found in the northeasterly right-of-way line of Technology Boulevard West (a 56 foot wide right-of-way) for the most southerly southwest corner of said Lot 1B,

THENCE with the northeasterly right-of-way line of Technology Boulevard West South 68º 20' 19" East a distance of 86.21 feet to the POINT OF BEGINNING;

THENCE departing the northeasterly right-of-way line of Technology Boulevard West North 21º 39' 41" East a distance of 49.04 feet to a point;

THENCE North 00º 56' 51" West a distance of 531.05 feet to a point;

THENCE South 89º 03' 09" West a distance of 80.00 feet to a point;

THENCE North 00º 56' 51" West a distance of 10.00 feet to a point;

THENCE North 89º 03' 09" East a distance of 80.00 feet to a point;

THENCE North 00º 56' 51" West a distance of 32.00 feet to a point;

THENCE North 89º 03' 09" East a distance of 40.00 feet to a point;

THENCE South 00º 56' 51" East a distance of 15.00 feet to a point;

THENCE South 89º 03' 09" West a distance of 30.00 feet to a point;

THENCE South 00º 56' 51" East a distance of 560.05 feet to a point;

THENCE South 21º 39' 41" West a distance of 51.04 feet to a point in the northeasterly right-of-way line of Technology Boulevard West, said point being situated North 68º 20' 19" West a distance of 30.90 feet from a 3 inch aluminum disk stamped "D&D Surveying 4369 Glamour Addition found;

THENCE with the northeasterly right-of-way line of Technology Boulevard West North 68º 20' 19" West a distance of 10.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.1720 acres (7,491 square feet) of land.

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983. **JANUARY 18, 2024** PAGE 1 OF 3

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A drawing of even date accompanies this metes and bounds description.





	(For	SPRG use only)
Reviewed	by:	MM
Date:		04.25.2024
SPRG No.		6593

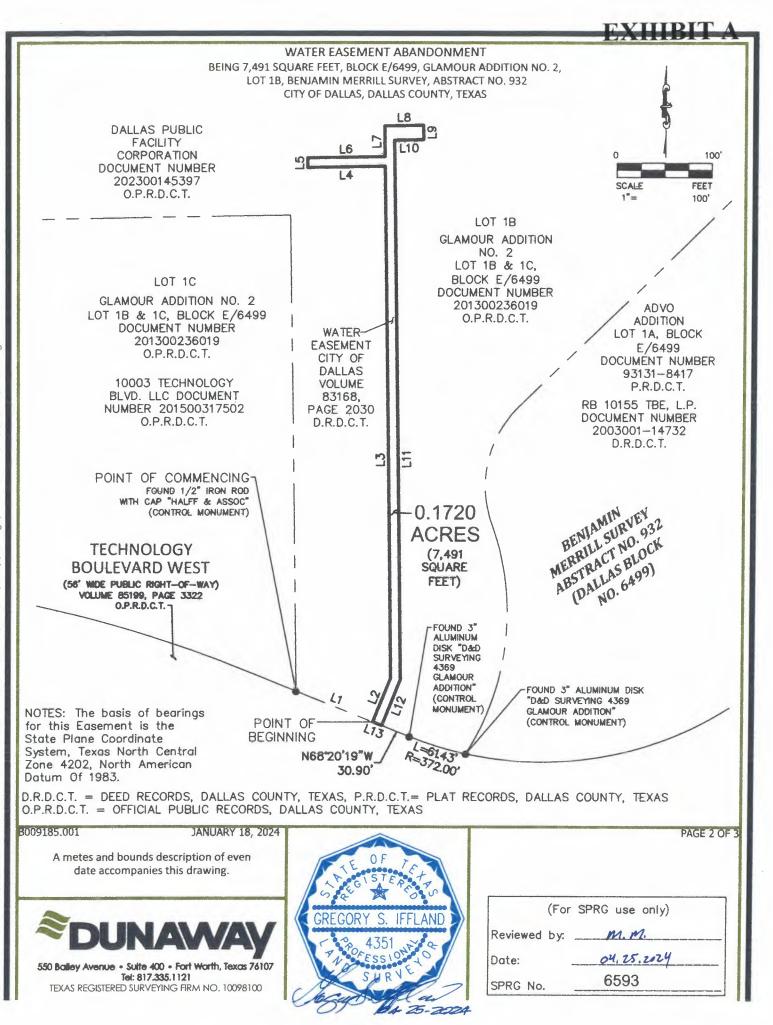


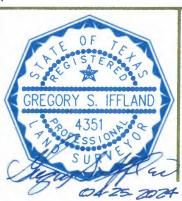
EXHIBIT /

WATER EASEMENT ABANDONMENT BEING 7,491 SQUARE FEET, BLOCK E/6499, GLAMOUR ADDITION NO. 2, LOT 1B, BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932 CITY OF DALLAS, DALLAS COUNTY, TEXAS

	Line Table	
Line Number	Bearing	Distance
L1	S68°20'19"E	86.21'
L2	N21*39'41"E	49.04'
L3	N00°56'51"W	531.05'
L4	S89°03'09"W	80.00'
L5	N.00°56'51"W	10.00'
L6	N89*03'09"E	80.00'
L7	N00*56'51"W	32.00'
L8	N89°03'09"E	40.00'
L9	S00*56'51"E	15.00'
L10	S89*03'09"W	30.00'
L11	S00*56'51"E	560.05'
L12	S21*39'41*W	51.04'
L13	N68°20'19"W	10.00'

NOTES: The basis of bearings for this Easement is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum Of 1983. B009185.001 JANUARY 18, 2024 PAGE 3 OF 3

550 Balley Avenue • Suite 400 • Fort Worth, Texas 76107 Tet: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100



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ру: <u>М. М.</u>
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