

**SANITARY SEWER EASEMENT
ABANDONMENT**
A PORTION OF SW WHITE ROCK TRAIL OWNER LLC
CITY BLOCK 8124
WILLIAM P. WYCHE SURVEY, ABSTRACT NUMBER 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

**WILLIAM P. WYCHE SURVEY
ABSTRACT NUMBER 1522**

**WHITE ROCK TRAIL ADDITION
BLOCK AA/8124**

**INSTRUMENT NO. 202200045541 (CM) 3/4" IRF
O.P.R.D.C.T. BEARS:**

**10' SANITARY SEWER EASEMENT S 85°37'48"W, 1.6'
(VOL 105, PG. 1474)
D.R.D.C.T.**

**P.O.B.
(CM)
MAG NAIL
W/SHINER
FOUND "WHITE
ROCK TRAIL"**

**D.A.R.T. RAILROAD
FORMERLY: M.K.&T. RAILROAD
150' RIGHT-OF-WAY
(VOL. 88083, PG. 4905, D.R.D.C.T.)**

N04°06'23"W 662.42'

N04°06'23"W 10.00'

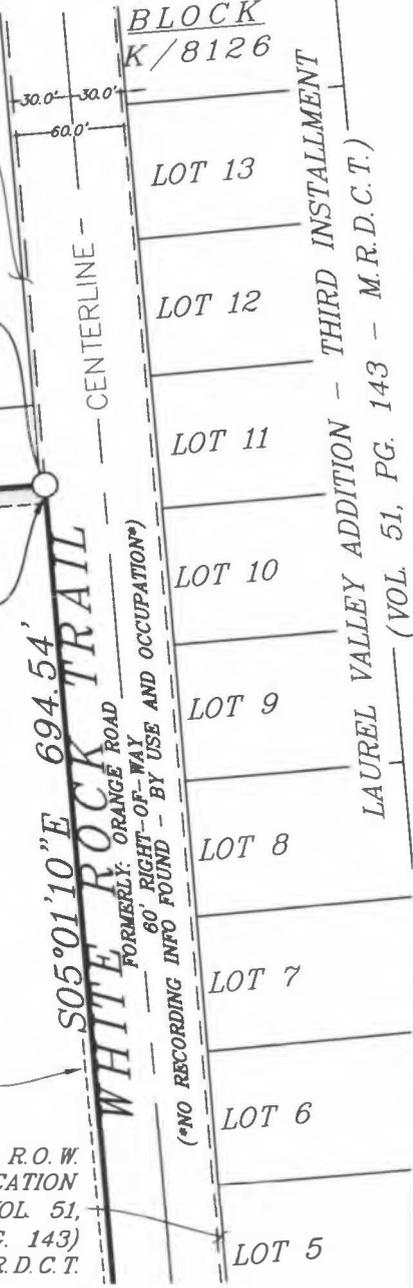
**10' SANITARY SEWER
EASEMENT ABANDONMENT
0.1023 ACS.
4,457 SQ.FT.**

**SW WHITE ROCK TRAIL OWNER, LLC
(INST. NO. 202100386803)
O.P.R.D.C.T.**

**CITY OF DALLAS
BLOCK 8124**

**5' STREET EASEMENT
VOL. 5367, PG. 292
D.R.D.C.T.**

**2.5' R.O.W.
DEDICATION
(VOL. 51,
PG. 143)
M.R.D.C.T.**



David A. Minton
Date **8/24/23**

David A. Minton Registered Professional Land Surveyor
Texas Registration No. 6233



URBAN STRATEGY
4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214 396 2339
www.urbanstrategy.us

GENERAL NOTES	LEGEND
<p>1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.</p> <p>2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE</p> <p>3. NOT ALL LDT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.</p>	<p>DART DALLAS AREA RAPID TRANSIT</p> <p>VOL., PG VOLUME, PAGE</p> <p>ACS ACRES</p> <p>SQ.FT SQUARE FEET</p> <p>IRF IRON ROD FOUND</p> <p>P.O.B POINT OF BEGINNING</p> <p>CM CONTROLLING MONUMENT</p> <p>INST NO INSTRUMENT NUMBER</p> <p>(XX.XX') RECORD DISTANCES</p> <p>D.R.D.C.T DEED RECORDS, DALLAS COUNTY, TEXAS</p> <p>O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS</p> <p>M.R.D.C.T MAP RECORDS, DALLAS COUNTY, TEXAS</p>
	<p>(FOR SPRG USE ONLY)</p> <p>REVIEWED</p> <p>BY: <i>JD</i></p> <p>DATE: 8/24/2023</p> <p>SPRG NO: 6063</p>

PLOTTED ON: 8/24/2023 9:19 AM