

UTILITY EASEMENT ABANDONMENT
CITY OF DALLAS BLOCK 5463
JOHN McDOWELL SURVEY, ABSTRACT NO. 922
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 10,982 square foot (0.252 acre) tract of land situated in the John McDowell Survey, Abstract No. 922, and City Block 5463 of the Official City Block Numbers of the City of Dallas, Dallas County, Texas; being a portion of a 60 foot utility easement recorded in Volume 5502, Page 656, Deed Records, Dallas County, Texas; same being a portion of Diplomat Condominium, a Condominium Regime in the City of Dallas, Texas, according to the Condominium Declaration recorded in Volume 73251, Page 2052, Deed Records, Dallas County, Texas; said tracts conveyed as Unit 101 to Robert Cammack and Antoinette Cammack by General Warranty Deed recorded in Instrument No. 201200043920, Official Public Records, Dallas County, Texas; as Unit 102 to Charles Caperton and Marilyn Caperton by General Warranty Deed recorded in Instrument No. 201400309218, Official Public Records, Dallas County, Texas; as Unit 103 to Carol Miller Price by General Warranty Deed recorded in Instrument No. 201300271319, Official Public Records, Dallas County, Texas; as Unit 104 to Nancy Carla Lane by Warranty Deed with Vendor's Lien recorded in Volume 2001001, Page 7519, Deed Records, Dallas County, Texas; as Unit 105 to Frances Shivers Teringo by Warranty Deed recorded in Instrument No. 200600318477, Official Public Records, Dallas County, Texas; as Unit 106 to Possum Holly Holdings, L.P. by General Warranty Deed recorded in Instrument No. 202000240935, Official Public Records, Dallas County, Texas; as Unit 107 to Mary M. Sherrod by General Warranty Deed with First and Second Vendor's Lien recorded in Volume 2005116, Page 7380, Official Public Records, Dallas County, Texas; as Unit 201 to Margaret Mary Pung by Special Warranty Deed recorded in Instrument No. 201200121970, Official Public Records, Dallas County, Texas; as Unit 202 to Helen L. Logan by General Warranty Deed with Vendor's Lien recorded in Instrument No. 201300360799, Official Public Records, Dallas County, Texas; as Unit 203 to Jo Ann Murray by General Warranty Deed with Vendor's Lien recorded in Volume 2005042, Page 2360, Deed Records, Dallas County, Texas; as Unit 204 to Mary Ann Scott by General Warranty Deed with Vendor's Lien recorded in Instrument No. 201100167986, Official Public Records, Dallas County, Texas; as Unit 205 to Chelsea M. London by Warranty Deed with Vendor's Lien recorded in Instrument No. 20080169475, Official Public Records, Dallas County, Texas; as Unit 206 to Cassandra C. Fuqua by Special Warranty Deed recorded in Instrument No. 201500196667, Official Public Records, Dallas County, Texas; as Unit 207 to John and Maura Conley by General Warranty Deed recorded in Instrument No. 200600236464, Official Public Records, Dallas County, Texas; as Unit 208 to J. Bryan Sutherlin and Charlotte Sutherlin by Warranty Deed recorded in Volume 84023, Page 617, Deed Records, Dallas County, Texas; also being a portion of Royal Orleans Condominium, a Condominium Regime in the City of Dallas, Texas, according to the Condominium Declaration thereof recorded in Volume 73245, Page 921, Deed Records, Dallas County, Texas; said tracts conveyed as Unit 101 to LaVelle Olexa by General Warranty Deed with Vendor's Lien recorded in Instrument No. 200503646326, Official Public Records, Dallas County, Texas; as Units 102 and 108 to Des Moines Building, LLC by General Warranty Deeds recorded in Instrument No. 201200183619 and Instrument No. 201200205242, Official Public Records, Dallas County, Texas; as Unit 103 to Alyssa Carol Georgalis by Special Warranty Deed recorded in Instrument No. 201200376720, Official Public Records, Dallas County, Texas; as Unit 104 to Jasper P. Neel by Warranty Deed with Vendor's Lien recorded in Instrument No. 20070091571, Official Public Records, Dallas County, Texas; as Unit 105 to Curtis L. Kehr, Trustee by Special Warranty Deed recorded in Instrument No. 201100149601, Official Public Records, Dallas County, Texas; as Unit 106 to Basil K. Sideris and Ann Sideris by Warranty Deed with Vendor's Lien recorded in Volume 2002195, Page 14482, Deed Records, Dallas County, Texas; as Unit 107 to Roger Blackmar, Jr. and Joan Blackmar by General Warranty Deed with Vendor's Lien recorded in Volume 99081, Page 2201, Deed Records, Dallas County, Texas, as affected by General Warranty Deed with Vendor's Lien recorded in Volume 99143, Page 7763, Deed Records, Dallas County, Texas, Closer's Certification Correction Re-filing Acknowledgement recorded in Instrument No. 200600369824, Official Public Records, Dallas County, Texas, General Warranty Deed recorded in Instrument No. 200600367938, Official Public Records, Dallas County, Texas



Candy Hone
Candy Hone
Registered Professional Land Surveyor, No. 5867

(For SPRG use only)
Reviewed By: JD
Date: 2/9/2023
SPRG NO: 6058

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2022-016
SHEET 1 OF 5

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and Letters Testamentary Cause No. PR-21-00723-3 to Kathleen Mason; as Unit 109 to Carl Schloot by Special Warranty Deed recorded in Volume 2003176, Page 8528, Deed Records, Dallas County, Texas, to Gretchen Gane by Special Warranty Deed recorded in Volume 2003176, Page 8532, Deed Records, Dallas County, Texas, to John Schloot by Special Warranty Deed recorded in Volume 2003176, Page 8536, Deed Records, Dallas County, Texas, to Andrew Fredrick Schloot by Special Warranty Deed recorded in Volume 2003176, Page 8540, Deed Records, Dallas County, Texas, and to Noah Schloot by Special Warranty Deed recorded in Volume 2003176, Page 8544, Deed Records, Dallas County, Texas; as Unit 110 to Guadalupe Rodriguez by General Warranty Deed recorded in Instrument No. 201600326729, Official Public Records, Dallas County, Texas; as Unit 201 to Greg and Cathleen Good by Warranty Deed recorded in Instrument No. 200503627540, Official Public Records, Dallas County, Texas; as Unit 202 to Terry and Nancy London by General Warranty Deed with Vendor's Lien recorded in Instrument No. 20080316338, Official Public Records, Dallas County, Texas; as Unit 203 to Vincenzo E. Denardo by General Warranty Deeds with Vendor's Liens recorded in Instrument Nos. 200600404901 and 200600404902, Official Public Records, Dallas County, Texas; as Unit 204 to Arthur Walker Simmons, III and Nancy Woods Simmons, Trustees by Distribution Deed recorded in Instrument No. 201800025107, Official Public Records, Dallas County, Texas; as Unit 205 to Cora Alexander by General Warranty Deed with Vendor's Lien recorded in Instrument No. 201100248078, Official Public Records, Dallas County, Texas; as Unit 206 to Elizabeth Oram Thorne and Elizabeth Thorne Blum, Trustees by Warranty Deed recorded in Instrument No. 200900339080, Official Public Records, Dallas County, Texas; as Unit 207 to Vincenzo E. Denardo by Special Warranty Deed recorded in Instrument No. 200600166389, Official Public Records, Dallas County, Texas; as Unit 208 to Zach H. Minter by Warranty Deed with Vendor's Lien recorded in Instrument No. 201400161627, Official Public Records, Dallas County, Texas; as Unit 209 to Shirley Engelhardt Burgher and J. Keith Short, Trustees, by General Warranty Deed recorded in Instrument No. 201100039777, Official Public Records, Dallas County, Texas; as Unit 210 to Fred Kenneth Newberry, Jr. by Warranty Deed with Vendor's Lien recorded in Volume 98106, Page 8146, Deed Records, Dallas County, Texas; and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "PACHECO KOCH" found for corner in the south line of a 15-foot wide alley right-of-way (Volume 34, Page 193, Map Records, Dallas County, Texas" at the northwest corner of said Diplomat Condominium and the northeast corner of a tract of land conveyed to NW Preston Hollow Limited Partnership by Special Warranty Deed recorded in Instrument No. 202200013795, Official Public Records, Dallas County, Texas;

THENCE S 00°34'49" E, departing said south line of the 15-foot alley and with the common line of said Diplomat Condominiums and said NW Preston Hollow Limited Partnership tract, a distance of 195.69 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for the **POINT OF BEGINNING**;

THENCE N 89°12'11" E, a distance of 183.04 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the east line of said Diplomat Condominium and the west line of The Diamond Head Condominium, a Condominium Regime in the City of Dallas, Texas, according to the Enabling Declaration recorded in Volume 73251, Page 2098, Deed Records, Dallas County, Texas; from which a mag nail with washer stamped "PACHECO KOCH" found for corner in said south line of the 15-foot alley at the northeast corner of said Diplomat Condominium and the northwest corner of said The Diamond Head Condominium bears N 00°34'49" W, a distance of 196.11 feet;



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THENCE S 0°34'49" E, with the common line of said Diplomat Condominiums and said The Diamond Head Condominiums, at a distance of 30.00 feet passing a mag nail with washer stamped "PACHECO KOCH" found at the common corner of said Diplomat Condominium, The Diamond Head Condominium, Royal Orleans Condominium and Athena Condominium, a Condominium Regime in the City of Dallas, Texas, according to the Declaration and Master Deed recorded in Volume 72117, Page 1104, Deed Records, Dallas County, Texas, and continuing with the common line of said Royal Orleans Condominium and said Athena Condominium for a total distance of 60.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 89°12'11" W, departing the common line of said Royal Orleans Condominiums and said Athena Condominiums, a distance of 183.04 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in the common line of said Royal Orleans Condominium and said NW Preston Hollow Limited Partnership tract;

THENCE N 0°34'49" W, with said common line, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 10,982 square feet or 0.252 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

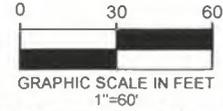
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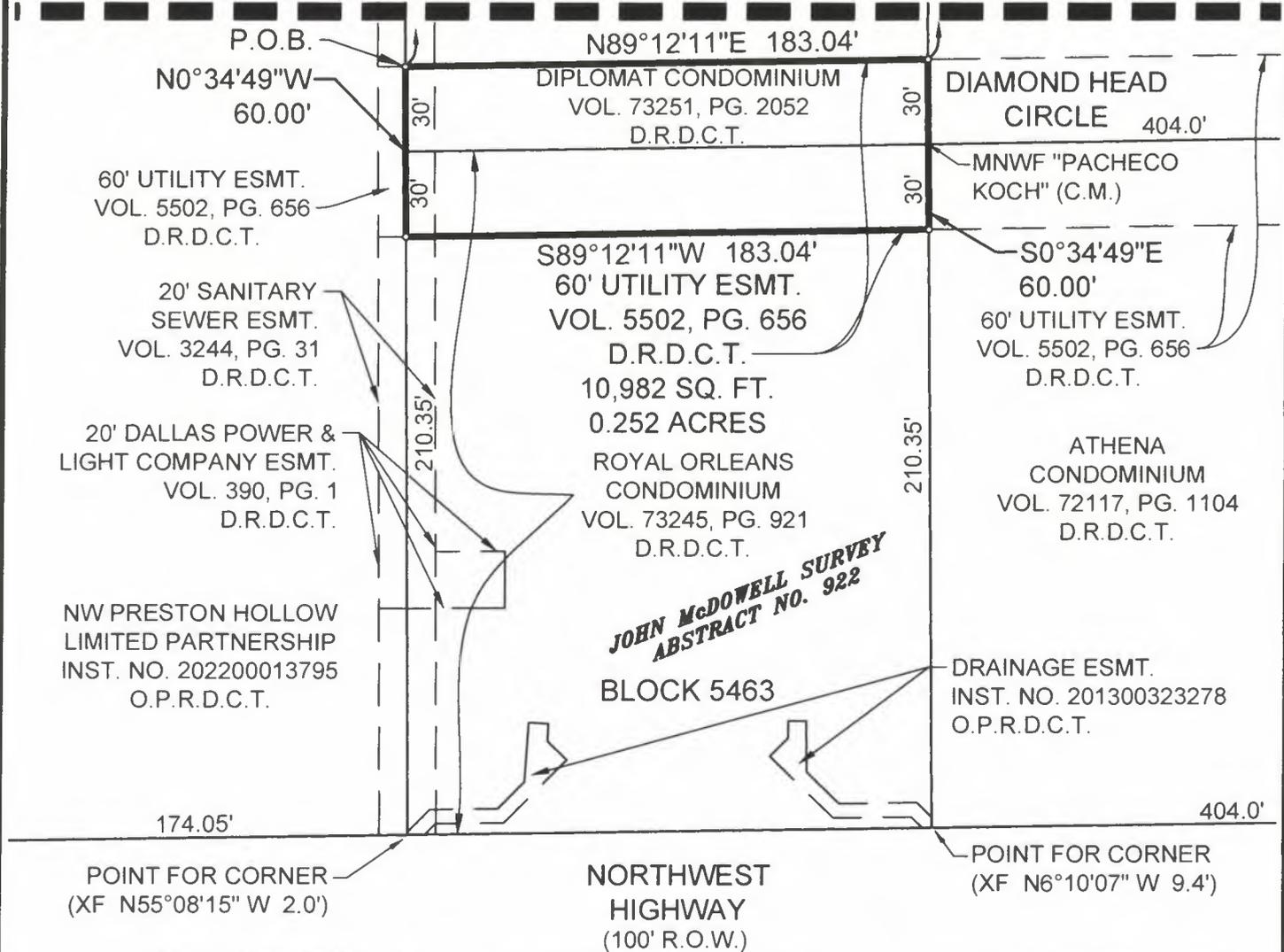
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MATCH LINE (SEE SHEET 5)



APPROXIMATE LOCATION OF ABSTRACT LINE

CENTERLINE JOSIAH BARKER SURVEY ABSTRACT NO. 80

NOTES

All corners of easement to be abandoned are a 1/2" iron rod with "VOTEX SURVEYING" cap set unless otherwise noted.
The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

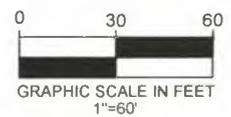
- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - R.O.W. = RIGHT-OF-WAY
 - SQ. FT. = SQUARE FEET
 - ESMT. = EASEMENT
 - MNWF = MAG NAIL W/ WASHER FOUND
 - XF = "X" CUT IN CONCRETE FOUND
 - IPF = IRON PIPE FOUND
 - C.M. = CONTROLLING MONUMENT
 - VOL. = VOLUME
 - PG. = PAGE
 - INST. NO. = INSTRUMENT NUMBER
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Candy Hone, RPLS 2/8/2023
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FOUNTAINBLEAU
VOL. 71203, PG. 16
D.R.D.C.T.

BLOCK 5463

THE ROYAL ARMS
VOL. 73251, PG. 2155
D.R.D.C.T.

458.18'

586.99'

P.O.C. 15' ALLEY VOL. 34, PG. 193, M.R.D.C.T.

174.05'

N89°04'16"E 183.04'

404.0'

MNWF "PACHECO
KOCH" (C.M.)

**JOHN McDOWELL SURVEY
ABSTRACT NO. 922**

MNWF "PACHECO
KOCH" (C.M.)

NW PRESTON HOLLOW
LIMITED PARTNERSHIP
INST. NO. 202200013795
O.P.R.D.C.T.

BLOCK 5463

THE DIAMOND HEAD
CONDOMINIUM
VOL. 73251, PG. 2098
D.R.D.C.T.

20' SANITARY
SEWER ESMT.
VOL. 3244, PG. 31
D.R.D.C.T.

DIPLOMAT CONDOMINIUM
VOL. 73251, PG. 2052
D.R.D.C.T.

20' DALLAS POWER &
LIGHT COMPANY ESMT.
VOL. 390, PG. 1
D.R.D.C.T.

MATCH LINE (SEE SHEET 4)

NOTES

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LEGEND

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