

**WATER EASEMENT ABANDONMENT**  
LOMBARDY BUSINESS PARK & PACCAR ADDITION NO. 2  
LOT 3, BLOCK 8/6495 & LOT 3A, BLOCK 6492  
HARRISON WEBB SURVEY, ABSTRACT NO. 1596  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(for SPRG use only)  
Reviewed By: M.H.  
Date: 04.23.2025  
SPRG NO: 6890

BEING a 0.114 acre (4,950 Sq. Ft.) tract of land situated in the Harrison Webb Survey, Abstract No. 1596, being all that certain 7.5 foot Water Easement to City of Dallas recorded in Volume 83196, Page 741, and Volume 83225, Page 1408, Deed Records, Dallas County, Texas, and being all that certain 7.5 foot Water Easement to City of Dallas recorded in Volume 83196, Page 745, and Volume 83224, Page 704, Deed Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed as Tract 3 to Dallas Independent School District, by Special Warranty Deed recorded in Instrument Number 201800225849, Official Public Records, Dallas County, Texas, and being a portion of Lot 3, Block 8/6495, Lombardy Business Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 83144, Page 863, Deed Records, Dallas County, Texas, and being a portion of Lot 3A, Block 6492, Paccar Addition No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95023, Page 4557, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the southwest corner of said Lot 3A, same being the southeast corner of Lot 2A, said Block 6492, Paccar Addition No. 2, same being in the north right-of-way line of Rentzel Street (a 56 foot right-of-way)(Volume 83144, Page 863, said Deed Records);

THENCE North 89 deg. 20 min. 15 sec. East, along the common line of said Lot 3A and said Rentzel Street, a distance of 250.87 feet to the southwest corner of the herein described tract, same being the southwest corner of said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), same being the POINT TO BEGINNING;

THENCE North 00 deg. 39 min. 47 sec. West, through the interior of said Lot 3A and along the west line of said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), a distance of 330.00 feet to the northwest corner of the herein described tract, same being the northwest corner of said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), same being in the north line of said Lot 3A, same being in the south line of Lot 2, Block 6493, Manana Plaza Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 74088, Page 1952, Deed Records, Dallas County, Texas;

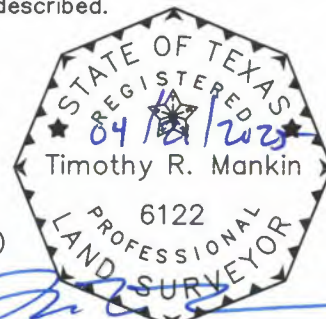
THENCE North 89 deg. 20 min. 15 sec. East, along the common line of said Lot 3A and said Lot 2, and along the north line of said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), passing at a distance of 7.50 feet, the northeast corner of said Lot 3A and said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), same being the northwest corner of the remainder of aforesaid Lot 3, same being the northwest corner of aforesaid Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), and continuing along the common line of said Lot 3 and said Lot 2, and along the north line of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), a total distance of 15.00 feet to the northeast corner of the herein described tract, same being the northeast corner of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704);

THENCE South 00 deg. 39 min. 47 sec. East, through the interior of said Lot 3 and along the east line of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), a distance of 330.00 feet to the southeast corner of the herein described tract, same being in a south line of said Lot 3, same being the southeast corner of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), same being in the north right-of-way line of aforesaid Rentzel Street, same being South 89 deg. 20 min. 15 sec. West, 30.62 feet from a 5/8 inch iron rod found for corner;

THENCE South 89 deg. 20 min. 15 sec. West, along the common line of said Lot 3 and said Rentzel Street, and along the south line of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), passing at a distance of 7.50 feet, the southwest corner of the remainder of said Lot 3, same being the southeast corner of aforesaid Lot 3A, same being the southwest corner of said Water Easement (Volume 83196, Page 745 and Volume 83224, Page 704), same being the southeast corner of aforesaid Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), and continuing along the common line of said Lot 3A and said Rentzel Street, and continuing along the south line of said Water Easement (Volume 83196, Page 741 and Volume 83225, Page 1408), a total distance of 15.00 feet to the POINT OF BEGINNING and containing 4,950 square feet or 0.114 acre of computed land, more or less.

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

LEGEND  
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
IRF - IRON ROD FOUND  
INST. NO. - INSTRUMENT NUMBER  
VOL. - VOLUME, PG. - PAGE  
RCIRF - IRON ROD WITH "PEISER & MANKIN SURV" RED PLASTIC CAP FOUND (PREVIOUSLY SET)  
YCIRF - IRON ROD WITH YELLOW PLASTIC CAP FOUND



**TIMOTHY R. MANKIN**  
Registered Professional Land Surveyor No. 6122

JOB NO.: 24-1202

DATE: 03/27/2025

REVISION 04/21/2025

REVISION

FIELD: A.R.M.

DRAWN: J.B.W.

CHECKED: T.R.M.

**PEISER & MANKIN  
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FIRM No. 100999-00



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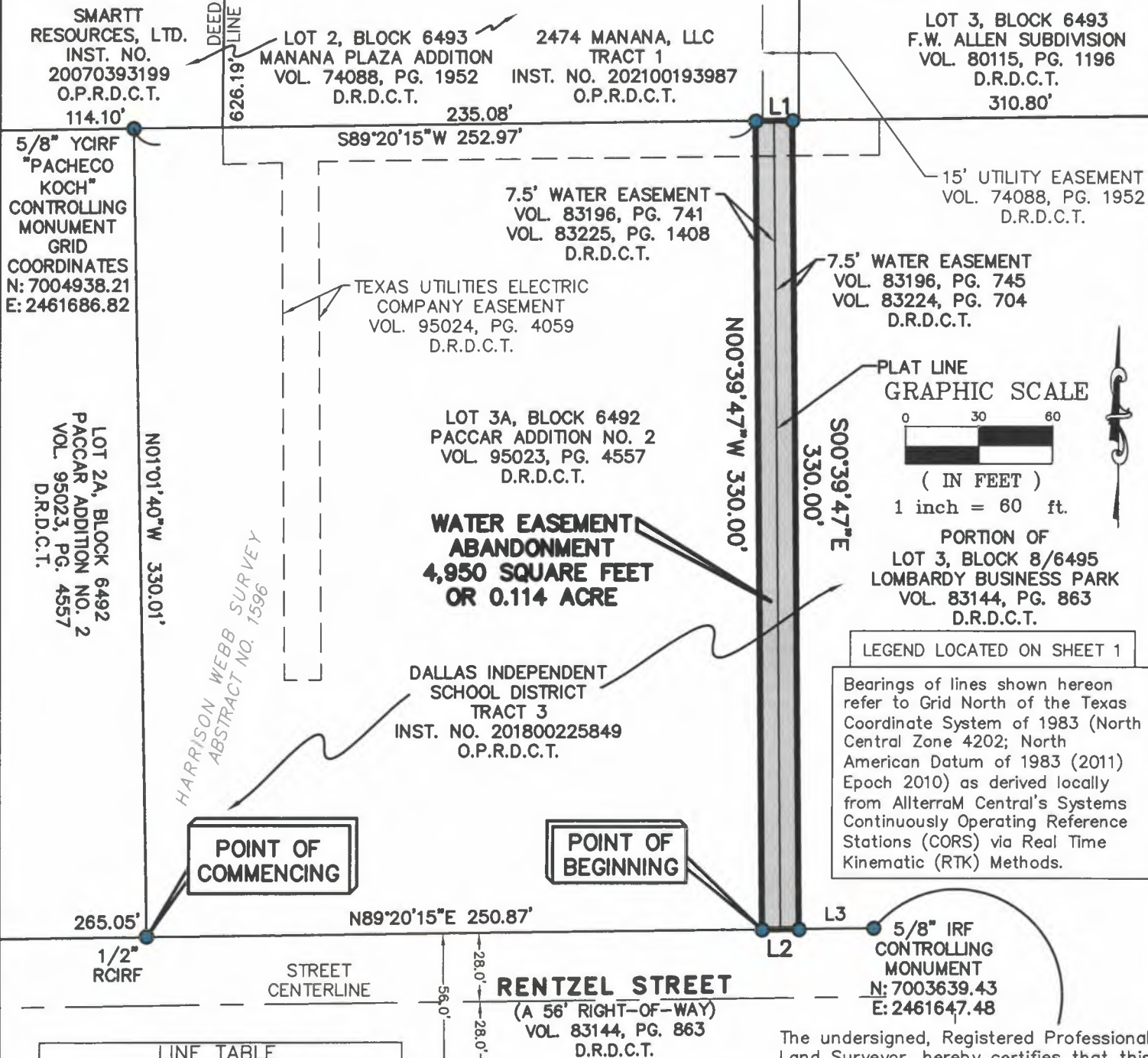
SHEET 2 OF 2  
**EXHIBIT A**

**WATER EASEMENT ABANDONMENT**

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°20'15" E	15.00'
L2	S 89°20'15" W	15.00'
L3	S 89°20'15" W	30.62'

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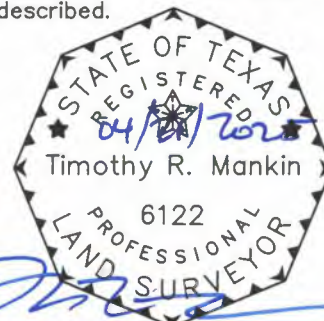
CHECKED: T.R.M.

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