

FLOODWAY EASEMENT ABANDONMENT

SHEET 1 OF 2

NORTHMINISTER PRESBYTERIAN CHURCH SITE, BLOCK 7687
 BENJAMIN RICHEY SURVEY, ABSTRACT NO. 1235
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 9,784 square feet or 0.2246 of an acre of land located in the BENJAMIN RICHEY SURVEY, ABSTRACT NO. 1235, City of Dallas, Dallas County, Texas, being a part of Northminister Presbyterian Church Site, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 35, Page 133, Map Records, Dallas County, Texas, being that tract of land described in Special Warranty Deed to Highland Oaks Church of Christ, Inc., recorded in Instrument No. 202200157710, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the present East line of Plano Road, a 100' wide public right-of-way, at the Southwest corner of Lot 19, Block A/7688 of Kingsley Court, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77044, Page 444, Deed Records, Dallas County, Texas, same being in the North line of said Northminister Presbyterian Church Site;

Thence South 89°33'36" East, along the common line of said Kingsley Court and Northminister Presbyterian Church Site, a distance of 4.96' to a Point for Corner;

Thence South 20°26'46" East, passing through said Northminister Presbyterian Church Site, a distance of 21.41' to a 1/2" iron rod with a yellow plastic cap stamped RPLS 5310 set for corner at the PLACE OF BEGINNING of the herein described tract of land;

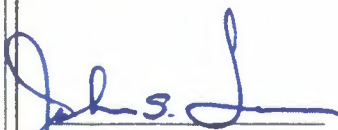
Thence passing through said Northminister Presbyterian Church Site, the following six (6) courses and distances as follow:

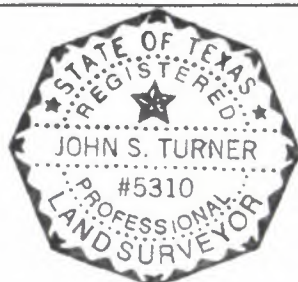
1. South 89°33'36" East, a distance of 344.82' to a 1/2" iron rod with a yellow plastic cap stamped RPLS 5310 set for corner;
2. South 00°26'24" West, a distance of 5.30' to a Point for Corner;
3. South 73°50'00" West, a distance of 106.00' to a Point for Corner;
4. North 90°00'00" West, a distance of 100.00' to a Point for Corner;
5. North 84°00'00" West, a distance of 135.00' to a Point for Corner;
6. North 20°26'46" West, a distance of 24.92' to the PLACE OF BEGINNING and containing 9,784 square feet or 0.2246 of an acre of land.

BASIS OF BEARING IS THE NORTH LINE OF NORTHMINISTER PRESBYTERIAN CHURCH SITE, VOLUME 35, PAGE 133 - D.R.D.C.T.

(For SPRG use only)

Reviewed: SA
 Date: 4/17/23
 SPRG NO. 6236


 John S. Turner, R.P.L.S. #5310
3-30-23
 Date

**A&W SURVEYORS, INC.***Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, MESQUITE, TX. 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

Job Number: 22-2140

Date: 1-28-23

Drafter: 543

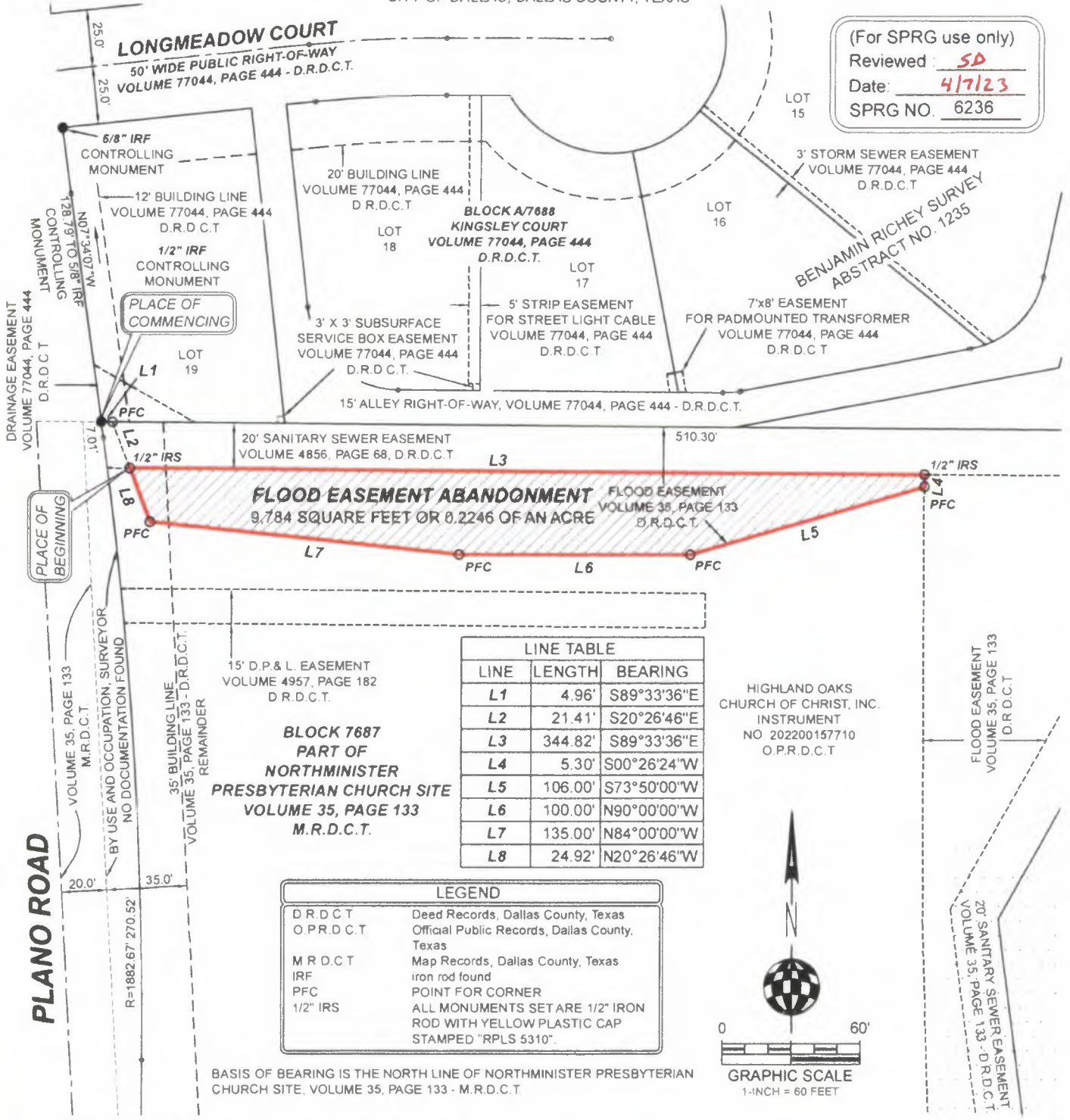
"A professional company operating in your best interest"

FLOODWAY EASEMENT ABANDONMENT

SHEET 2 OF 2

NORTHMINISTER PRESBYTERIAN CHURCH SITE, BLOCK 7687
 BENJAMIN RICHEY SURVEY, ABSTRACT NO. 1235
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
 Reviewed: SD
 Date: 4/7/23
 SPRG NO. 6236



FLOOD EASEMENT ABANDONMENT
 9,784 SQUARE FEET OR 0.2246 OF AN ACRE

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.96'	S89°33'36"E
L2	21.41'	S20°26'46"E
L3	344.82'	S89°33'36"E
L4	5.30'	S00°26'24"W
L5	106.00'	S73°50'00"W
L6	100.00'	N90°00'00"W
L7	135.00'	N84°00'00"W
L8	24.92'	N20°26'46"W

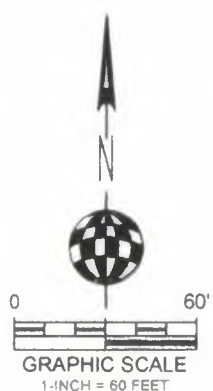
15' D.P. & L. EASEMENT
 VOLUME 4957, PAGE 182
 D.R.D.C.T.

BLOCK 7687
 PART OF
NORTHMINISTER
PRESBYTERIAN CHURCH SITE
 VOLUME 35, PAGE 133
 M.R.D.C.T.

LEGEND	
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
IRF	iron rod found
PFC	POINT FOR CORNER
1/2" IRS	ALL MONUMENTS SET ARE 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5310".

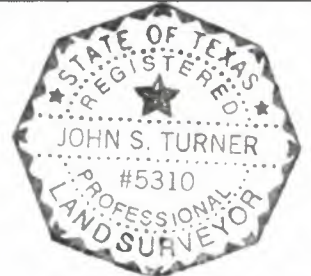
BASIS OF BEARING IS THE NORTH LINE OF NORTHMINISTER PRESBYTERIAN CHURCH SITE, VOLUME 35, PAGE 133 - M.R.D.C.T.

HIGHLAND OAKS
 CHURCH OF CHRIST, INC.
 INSTRUMENT
 NO. 202200157710
 O.P.R.D.C.T.



PLANO ROAD

John S. Turner
 John S. Turner, R.P.L.S. #5310
3.30.23
 Date



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