

15' DRAINAGE AND ACCESS EASEMENT ABANDONMENT
 CHRISTIAN CHAPEL, C.M.E. ADDITION
 LOTS 5 & 6
 CITY BLOCK A/7007
 JOHN WITT SURVEY, ABSTRACT NUMBER 1584
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 5,337 square foot or 0.123 of an acre tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas and being a portion of Lots 5 and 6, Block A/7007, Christian Chapel, C.M.E. Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 97134, Page 3545, Map Records, Dallas County, and being a portion of that certain called 3.496 acre tract of land conveyed by Special Warranty Deed to the Stuart Shaw Family Partnership LP, as recorded in Document Number 202300016888, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "4489" found for the southeast corner of Block 7008, Lifescape Villas on Montfort, a Condominium Regime, Declaration recorded in Volume 81235, Page 419, Official Public Records, Dallas County, Texas and also being the northeast corner of a 5 foot Right-of-Way Dedication as shown on the plat of said Christian Chapel, C.M.E. Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 97134, Page 3545, Map Records, Dallas County, Texas;

THENCE S 89°12'46"W, a distance of 5.02 feet along the south line of said Lot 1 to a 1/2 inch iron rod with cap stamped "Pierce Murray" found for the northeast corner of said Lot 6 and being the northwest corner of said 5 foot Right-of-Way Dedication;

THENCE S 06°02'06"E, a distance of 5.65 feet along said 5 foot Right-of-Way Dedication to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set for the POINT OF BEGINNING of the herein described tract, being the northeast corner of the 15 foot Drainage and Access Easement created on the aforementioned plat of said Christian Chapel, C.M.E. Addition;

THENCE S 06°02'06"E, a distance of 15.08 feet continuing along said 5 foot Right-of-Way Dedication and along the east line of said 15 foot Drainage and Access Easement Dedication to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

THENCE the following courses and distances along the southerly, westerly and northerly lines of said 15 foot Drainage and Access Easement:

S 78°04'14"W, a distance of 35.57 feet departing the west line of said 5 foot Right-of-Way Dedication of Montfort Drive Dedication to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

S 89°11'19"W, a distance of 208.64 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

(FOR SPRG USE ONLY)

REVIEWED BY: W.S.

DATE: 10.04.2023

SPRG NO.: 6369

15' DRAINAGE AND ACCESS EASEMENT ABANDONMENT
CHRISTIAN CHAPEL, C.M.E. ADDITION
LOTS 5 & 6
CITY BLOCK A/7007
JOHN WITT SURVEY, ABSTRACT NUMBER 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

S 79°11'19"W, a distance of 33.38 to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

S 59°11'19"W, a distance of 33.38 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

S 49°11'19"W, a distance of 43.35 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 00°34'28"W, a distance of 10.54 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

S 89°13'18"W, a distance of 10.81 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 49°11'19"E, a distance of 46.13 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 59°11'19"E, a distance of 37.33 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 79°11'19"E, a distance of 37.33 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 89°11'19"E, a distance of 208.49 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

N 78°04'14"E, a distance of 35.67 feet returning to the POINT OF BEGINNING and containing 5,337 square feet or 0.123 acres of land, more or less.

BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: W.E.
DATE: 10.04.2013
SPRG NO.: 6369



Handwritten signature and date: 9-19-23

DETENTION AREA EASEMENT ABANDONMENT
CHRISTIAN CHAPEL, C.M.E. ADDITION
LOT 5
CITY BLOCK A/7007
JOHN WITT SURVEY, ABSTRACT NUMBER 1584
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 8,398 square foot or 0.193 of an acre tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas and being a portion of Lot 5, Block A/7007, Christian Chapel, C.M.E. Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 97134, Page 3545, Map Records, Dallas County, and being a portion of that certain called 3.496 acre tract of land conveyed by Special Warranty Deed to the Stuart Shaw Family Partnership LP, as recorded in Document Number 202300016888, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "Pierce Murray" found for the northeast corner of Lot 6, said Block A/7007, Christian Chapel, C.M.E. Addition, also being the northwest corner of a 5 foot Right-of-Way Dedication as shown on the plat of said Christian Chapel, C.M.E. Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 97134, Page 3545, Map Records, Dallas County, Texas, said iron rod also being in the south property line of Block 7008, Lifescape Villas on Montfort, a Condominium Regime, Declaration recorded in Volume 81235, Page 419, Official Public Records, Dallas County, Texas;

THENCE S 89°12'46"W, a distance of 491.61 feet along the north line of said Lots 5 and 6 and the south line of said Block 7008, and the north line of said called 3.496 acre tract to a 1/2 inch iron rod with cap stamped "Pierce Murray" found at the northwest corner of said called 3.496 acre tract;

THENCE S 32°03'32"E, a distance of 78.89 feet across said Lot 5 to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set for the POINT OF BEGINNING of the herein described tract;

THENCE N 89°13'18"E, a distance of 114.09 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

THENCE S 00°34'28"E, a distance of 69.49 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

THENCE N 87°15'53"W, a distance of 125.24 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

THENCE N 14°06'04"W, a distance of 42.08 feet to a 1/2" iron rod with yellow cap stamped "Pierce-Murray set;

THENCE N 44°12'51"W, a distance of 29.50 returning to the POINT OF BEGINNING and containing 8,398 square feet or 0.193 acres of land, more or less.

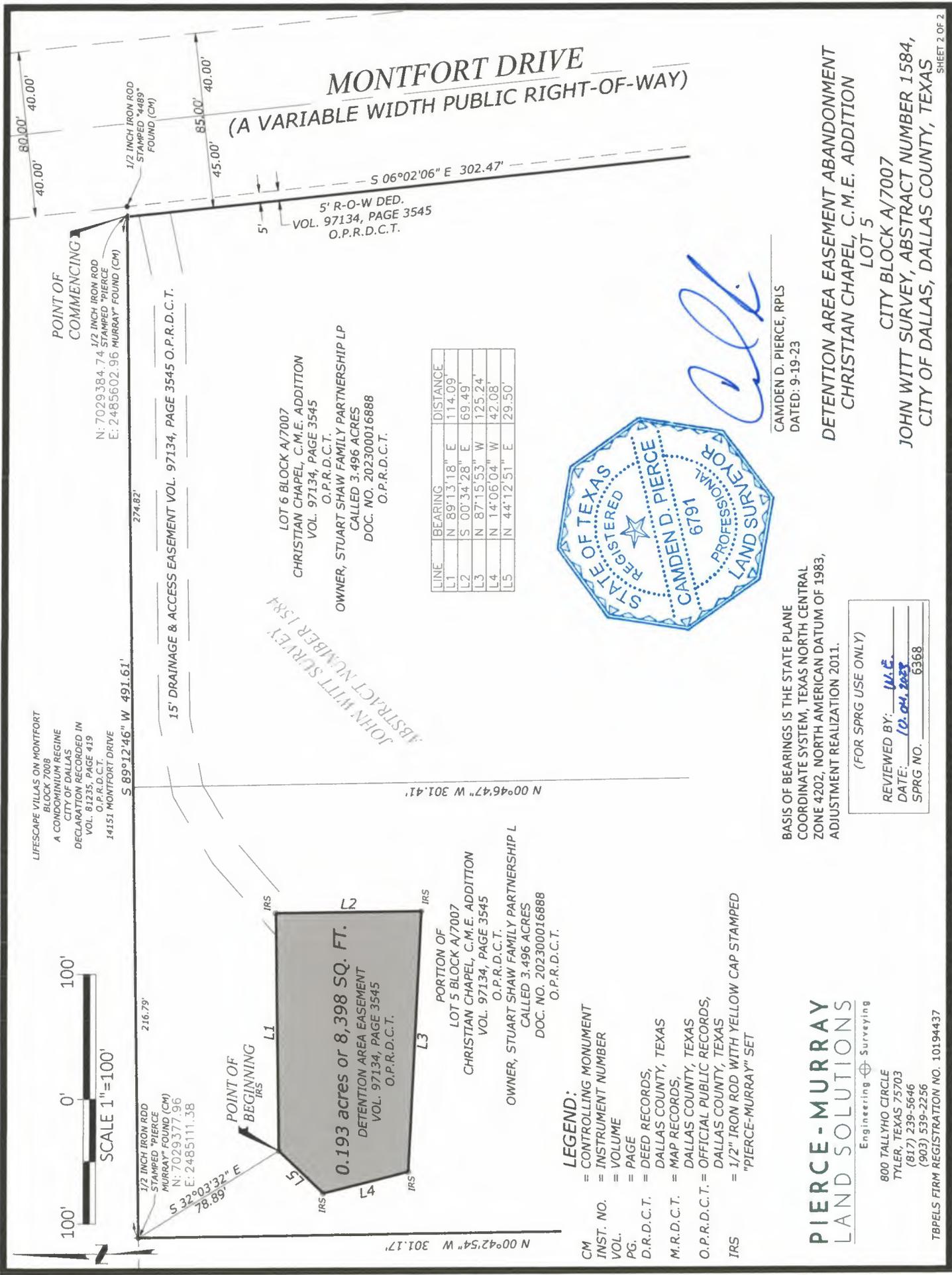
BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: W.E.
DATE: 10.04.2023
SPRG NO.: 6368



Camden D. Pierce
9-19-23



MONTFORT DRIVE
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POINT OF COMMENCING
1/2 INCH IRON ROD STAMPED "PIERCE MURRAY" FOUND (CM)
N: 7029384.74
E: 2485602.96

15' DRAINAGE & ACCESS EASEMENT VOL. 97134, PAGE 3545 O.P.R.D.C.T.

LOT 6 BLOCK A/7007
CHRISTIAN CHAPEL, C.M.E. ADDITION
VOL. 97134, PAGE 3545
O.P.R.D.C.T.
OWNER, STUART SHAW FAMILY PARTNERSHIP LP
CALLED 3.496 ACRES
DOC. NO. 202300016888
O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 89°13'18" E	114.09'
L2	S 00°34'28" E	69.49'
L3	N 87°15'53" W	125.24'
L4	N 14°06'04" W	42.08'
L5	N 44°12'51" E	29.50'



CAMDEN D. PIERCE, RPLS
DATED: 9-19-23

DETENTION AREA EASEMENT ABANDONMENT
CHRISTIAN CHAPEL, C.M.E. ADDITION
LOT 5
CITY BLOCK A/7007
JOHN WITT SURVEY, ABSTRACT NUMBER 1584,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE 4202, NORTH AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: M.E.
DATE: 10.04.2023
SPRG NO. 6368

LIFESCAPE VILLAS ON MONTFORT
BLOCK 7008
A CONDOMINIUM REGIME
CITY OF DALLAS
DECLARATION RECORDED IN
VOL. 91235, PAGE 419
O.P.R.D.C.T.
14151 MONTFORT DRIVE
S 89°12'46" W 491.61'



1/2 INCH IRON ROD STAMPED "PIERCE MURRAY" FOUND (CM)
N: 7029377.96
E: 2485111.38
POINT OF BEGINNING IRS
S 32°03'32" E 78.89'

PORTION OF
LOT 5 BLOCK A/7007
CHRISTIAN CHAPEL, C.M.E. ADDITION
VOL. 97134, PAGE 3545
O.P.R.D.C.T.
OWNER, STUART SHAW FAMILY PARTNERSHIP L
CALLED 3.496 ACRES
DOC. NO. 202300016888
O.P.R.D.C.T.

- LEGEND:**
- CM = CONTROLLING MONUMENT
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - IRS = 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET

PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256

TBPELS FIRM REGISTRATION NO. 10194437