

**STORM SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 14
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 107 square foot (0.0024 acre) tract of land situated within the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being all of a Storm Sewer Easement with an unspecified width (assumed width based on called pipe size) as described in the deed to the City of Dallas recorded in Volume 3131, Page 429 of the Deed Records of Dallas County, Texas and being situated in Lot 14, Block J of the plat designated as "Fairland Annex Addition" recorded in Volume 1, Page 222 of the Map Records of Dallas County, Texas (same being City Block J/1623, Official City of Dallas Block Numbers) and being situated in a tract of land as described in the Special Warranty Deed to JSM Investments, LTD et al recorded under Instrument No. 202000366212 of said Official Public Records. Said 107 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a "X" cut found (C.M.) at the intersection of the north right of way line of Monticello Avenue, a 50-foot width right of way, as dedicated on said "Fairland Annex Addition" and the east right of way line of McKinney Avenue, a 60-foot width right of way, as dedicated in the deed to the City of Dallas recorded in Volume 440, Page 879 of said Deed Records;

THENCE SOUTH 65 degrees 49 minutes 43 seconds EAST, 167.58 feet with the north right of way line of said Monticello Avenue to its intersection with the west line of said Storm Sewer Easement being the beginning of a non-tangent curve to the right and being the **POINT OF BEGINNING**;

THENCE northerly, coincident with the west line of said Storm Sewer Easement and said non-tangent curve, concave to the east, having a delta angle of 10 degrees 41 minutes 07 seconds and a chord bearing and distance of NORTH 00 degrees 49 minutes 06 seconds WEST, 22.77 feet, an arc length of 22.80 feet to the northwest corner of said Storm Sewer Easement;

THENCE SOUTH 85 degrees 28 minutes 32 seconds EAST, 4.50 feet with the north line of said Storm Sewer Easement to its northeast corner, being the beginning of a non-tangent curve to the left;

THENCE southerly, coincident with the east line of said Storm Sewer Easement and said non-tangent curve, concave to the east, having a delta angle of 11 degrees 58 minutes 30 seconds and a chord bearing and distance of SOUTH 01 degree 27 minutes 47 seconds EAST, 24.57 feet, an arc length of 24.61 feet to its intersection with the north right of way line of said Monticello Avenue, from which an "X" cut found (C.M.) on the north right of way line of Monticello Avenue as described in the Judgement in the Absence of Objection in favor of the State of Texas recorded in Volume 92187, Page 2595 of said Deed Records bears SOUTH 65 degrees 49 minutes 43 seconds EAST, 4.44 feet and SOUTH 70 degrees 29 minutes 42 seconds EAST, 45.43 feet;

THENCE NORTH 65 degrees 49 minutes 43 seconds WEST, 5.25 feet with the north right of way line of said Monticello Avenue to the **POINT OF BEGINNING**, containing 107 square feet (0.0024 acres).

(For SPRG use only)
Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6024

STORM SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 14
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.
3. (C.M.): Controlling Monument

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

By: 
Robert A. Hansen
LSLS & Registered Professional
Land Surveyor No. 6439
Date: 8/11/22



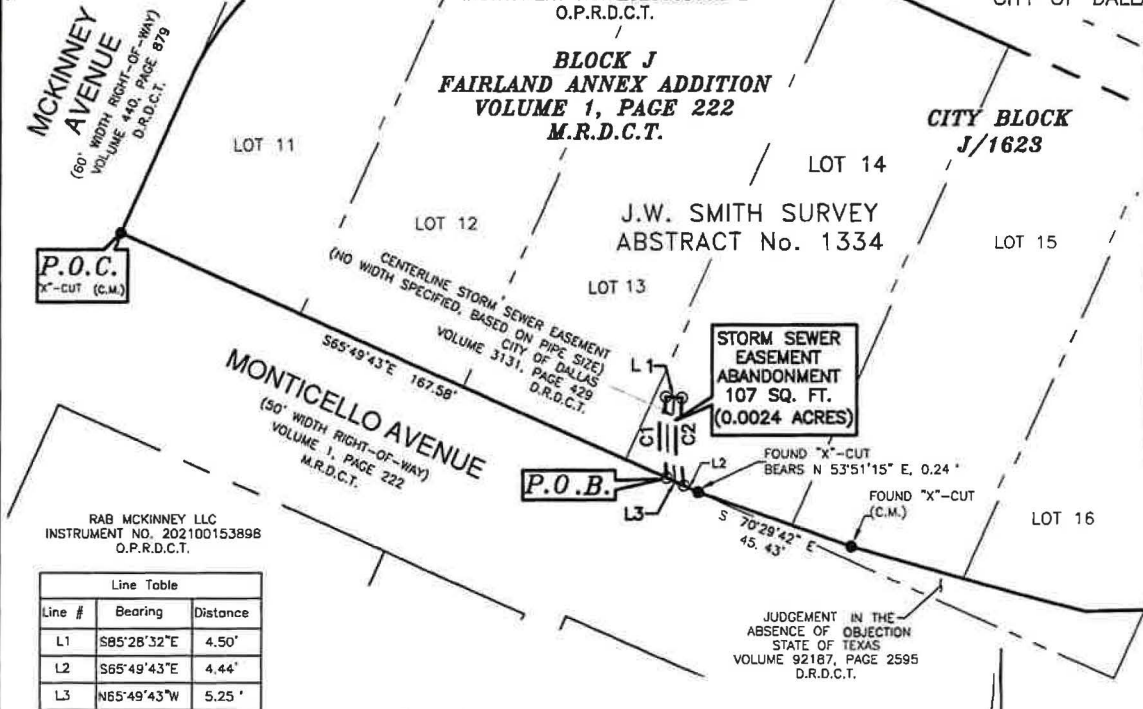
(For SPRG use only)

Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6024

EXHIBIT A-TRACT 1

(FOR SPRG USE ONLY)
 REVIEWED BY: G.S.
 DATE: 8-25-22
 SPRG NO.: 6024

STORM SEWER EASEMENT ABANDONMENT
 BLOCK J, LOT 14
 DALLAS CITY BLOCK J/1623
 FAIRLAND ANNEX ADDITION
 J.W. SMITH SURVEY, ABSTRACT NO. 1334
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
●	MONUMENT (AS NOTED)
○	CALCULATED POINT
—	PROPOSED ROW LINE
- - -	PROPOSED EASEMENT LINE
---	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
---	SURVEY ABSTRACT LINE
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
(C.M.)	CONTROLLING MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER

NOTES

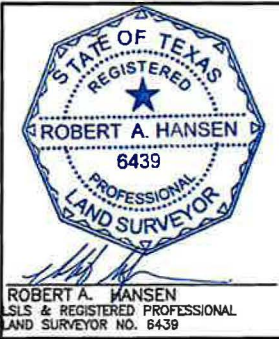
1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.

Line Table		
Line #	Bearing	Distance
L1	S85°28'32"E	4.50'
L2	S85°49'43"E	4.44'
L3	N85°49'43"W	5.25'

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.80'	122.25'	010°41'07"	N00°49'06"W	22.77'
C2	24.61'	117.75'	011°58'30"	S01°27'47"E	24.57'

Bowman
 © 2021 Bowman Consulting Group, Ltd.
 1290 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104
 TBPCLS #10120600
 Phone: (214) 484-8886
 www.bowman.com

CAD FILE: STORM SEWER CENTERLINE EASEMENT ABANDONMENT-R2.DWG
 JOB NO. 10032
 DATE: 8/11/22
 DRAWN BY: OIS
 PAGE 3 OF 3
 CHECKED BY: RAH
 SCALE: 1" = 40'



**STORM SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 14
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 922 square foot (0.0212 acres) tract of land situated within the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being all of a Storm Sewer Easement as described in the deed to the City of Dallas recorded in Volume 4856, Page 621 of the Deed Records of Dallas County, Texas and being a portion of Lot 14, Block J of the plat designated as "Fairland Annex Addition" recorded in Volume 1, Page 222 of the Map Records of Dallas County, Texas (same being City Block J/1623, Official City of Dallas Block Numbers) and a portion of a tract of land as described in the Special Warranty Deed to JSM Investments, LTD et al recorded under Instrument No. 202000366212 of the Official Public Records of Dallas County, Texas. Said 922 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Mag Nail found (C.M.) at the intersection of the east right of way line of McKinney Avenue, a variable width right of way, as described in the deed to the City of Dallas recorded in Volume 2755, Page 422 of said Deed Records with the south right of way line of Atwater Alley, a 15 foot width right of way as dedicated on the plat designated as "Booker Washington Addition" recorded in Volume 1, Page 175 of said Map Records, from which an "X" cut set at the point of curvature on the east right of way line of said McKinney Avenue bears a chord bearing and distance of SOUTH 77 degrees 16 minutes 28 seconds WEST, 50.42 feet, and a found "X" cut (C.M.) bears from said set "X" cut bears SOUTH 89 degrees 15 minutes 00 seconds WEST, 1.25 feet;

THENCE SOUTH 65 degrees 45 minutes 00 seconds EAST, 68.37 feet with the south right of way line of said Atwater Alley to the northwest corner of said Storm Sewer Easement, being the **POINT OF BEGINNING**;

THENCE SOUTH 65 degrees 45 minutes 00 seconds EAST, 12.50 feet with the south right of way line of said Atwater Alley to the northeast corner of said Storm Sewer Easement;

THENCE SOUTH 24 degrees 15 minutes 00 seconds WEST, 112.02 feet with the east line of said Storm Sewer Easement to the beginning of a tangent curve to the left;

THENCE southerly, with said tangent curve, concave to the east, having a radius of 77.50 feet, a delta angle of 29 degrees 06 minutes 38 seconds and a chord bearing and distance of SOUTH 08 degrees 37 minutes 31 seconds WEST, 38.95 feet, an arc length of 39.38 feet to the southeast corner of said Storm Sewer Easement, being on the north right of way line of Monticello Avenue, a variable width right of way, as described in the "Judgement in the Absence of Objection" in favor of the State of Texas recorded in Volume 92187, Page 2595 of said Deed Records, from which an "X" cut found at an angle point in the north right of way line of said Monticello Avenue bears SOUTH 70 degrees 29 minutes 42 seconds EAST, 44.71 feet;

THENCE NORTH 70 degrees 29 minutes 42 seconds WEST, 0.72 feet with the north right of way line of said Monticello Avenue to an angle point from which a found "X" cut (C.M.) bears NORTH 53 degrees 51 minutes 15 seconds EAST, 0.24 feet;

(For SPRG use only)

Reviewed By: G.S.

Date: 8-25-22

SPRG NO.: 6023

**STORM SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 14
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 65 degrees 49 minutes 43 seconds WEST, 22.27 feet with the north right of way line of Monticello Avenue, a 50-foot width right of way, as dedicated on said "Fairland Annex Addition" to the southwest corner of said Storm Sewer Easement from which an "X" cut found (C.M.) at the intersection of the east right of way line of said McKinney Avenue with the north right of way line of said Monticello Avenue bears NORTH 65 degrees 49 minutes 43 seconds WEST, 155.00 feet;

THENCE the following four (4) calls coincident with the west line of said Storm Sewer Easement:

1. NORTH 24 degrees 15 minutes 00 seconds EAST, 5.00 feet;
2. SOUTH 65 degrees 44 minutes 00 seconds EAST, 7.50 feet;
3. NORTH 24 degrees 19 minutes 43 seconds EAST, 140.00 feet;
4. NORTH 34 degrees 44 minutes 24 seconds WEST, 8.98 feet to the **POINT OF BEGINNING**, containing 922 square feet (0.0212 acres).

NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.
3. (C.M.): Controlling Monument

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

By: 
Robert A. Hansen
LSLS & Registered Professional
Land Surveyor No. 6439
Date of Survey: 8/11/22



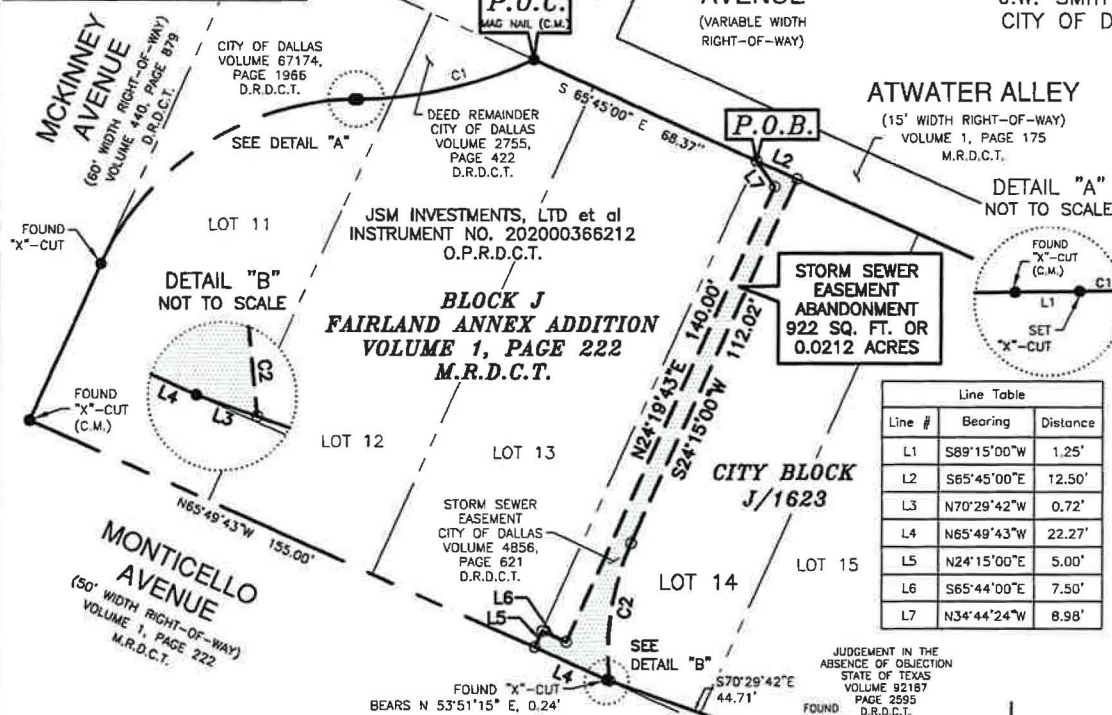
(For SPRG use only)
Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6023

EXHIBIT A-TRACT 2

(FOR SPRG USE ONLY)
 REVIEWED BY: G.S.
 DATE: 8-25-22
 SPRG NO.: 6023

J.W. SMITH SURVEY
 ABSTRACT No. 1334

STORM SEWER EASEMENT ABANDONMENT
 BLOCK J, LOT 14
 DALLAS CITY BLOCK J/1623
 FAIRLAND ANNEX ADDITION
 J.W. SMITH SURVEY, ABSTRACT NO. 1334
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
●	MONUMENT (AS NOTED)
○	CALCULATED POINT
—	PROPOSED ROW LINE
- - -	PROPOSED EASEMENT LINE
- - -	PROPERTY LINE
- - -	EXISTING EASEMENT LINE
- - -	SURVEY ABSTRACT LINE
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
(C.M.)	CONTROLLING MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.

Line Table		
Line #	Bearing	Distance
L1	S89°15'00"W	1.25'
L2	S65°45'00"E	12.50'
L3	N70°29'42"W	0.72'
L4	N65°49'43"W	22.27'
L5	N24°15'00"E	5.00'
L6	S65°44'00"E	7.50'
L7	N34°44'24"W	8.98'

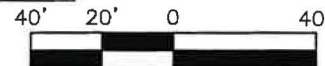
Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	50.79'	121.50'	023°57'04"	S77°15'28"W	50.42'
C2	39.38'	77.50'	029°06'38"	S08°37'31"W	38.95'

Bowman

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 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104
 TBPCLS #10120600

Phone: (214) 484-6586
 www.bowman.com

CAD FILE: STORM SEWER EASEMENT ABANDONMENT_1A-R2.DWG		
JOB NO. 10032	DRAWN BY: OIS	CHECKED BY: RAH
DATE: 8/11/22	PAGE 3 OF 3	SCALE: 1" = 40'



ROBERT A. HANSEN
 L.S.L.S. & REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6439

**SANITARY SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 13
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 350 square foot (0.0080 acres) tract of land situated within the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being all of a Sanitary Sewer Easement as described in the deed to the City of Dallas recorded in Volume 71146, Page 730 of the Deed Records of Dallas County, Texas and being a portion of Lot 13, Block J of the plat designated as "Fairland Annex Addition" recorded in Volume 1, Page 222 of the Map Records of Dallas County, Texas (same being City Block J/1623, Official City of Dallas Block Numbers) and a portion of a tract of land as described in the Special Warranty Deed to JSM Investments, LTD et al recorded under Instrument No. 202000366212 of the Official Public Records of Dallas County, Texas. Said 350 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Mag Nail found (C.M.) at the intersection of the east right of way line of McKinney Avenue, a variable width right of way, as described in the deed to the City of Dallas recorded in Volume 2755, Page 422 of said Deed Records with the south right of way line of Atwater Alley, a 15 foot width right of way as dedicated on the plat designated as "Booker Washington Addition" recorded in Volume 1, Page 175 of said Map Records, from which an "X" cut set at the point of curvature on the east right of way line of said McKinney Avenue bears a chord bearing and distance of SOUTH 77 degrees 16 minutes 28 seconds WEST, 50.42 feet, and a found "X" cut (C.M.) bears from said set "X" cut bears SOUTH 89 degrees 15 minutes 00 seconds WEST, 1.25 feet;

THENCE SOUTH 65 degrees 45 minutes 00 seconds EAST, 63.37 feet with the south right of way line of said Atwater Alley to the northwest corner of said Sanitary Sewer Easement and being the **POINT OF BEGINNING**;

THENCE SOUTH 65 degrees 45 minutes 00 seconds EAST, 5.00 feet with the south right of way line of said Atwater Alley to the northeast corner of said Sanitary Sewer Easement;

THENCE SOUTH 24 degrees 15 minutes 00 seconds WEST, 70.00 feet with the east line of said Sanitary Sewer Easement to its southeast corner;

THENCE NORTH 65 degrees 40 minutes 17 seconds WEST, 5.00 feet with the south line of said Sanitary Sewer Easement to its southwest corner;

THENCE NORTH 24 degrees 15 minutes 00 seconds EAST, 69.99 feet with the west line of said Sanitary Sewer Easement to the **POINT OF BEGINNING**, containing 350 square feet (0.0080 acres).

(For SPRG use only)

Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6021

**SANITARY SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 13
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

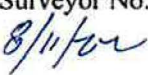
NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A plat of same date accompanies this legal description.
3. (C.M.): Controlling Monument

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

By: 
Robert A. Hansen
LSLS & Registered Professional
Land Surveyor No. 6439
Date: 



(For SPRG use only)
Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6021

SANITARY SEWER EASEMENT ABANDONMENT
BLOCK J, LOT 13
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS

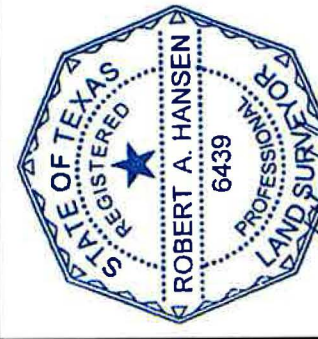
J.W. SMITH SURVEY
ABSTRACT No. 1334
 CALLED 1.681 ACRES
 ESS PRISA II TX, LP
 INSTRUMENT NO. 2005142-07547
 O.P.R.D.C.T.

(FOR SPRG USE ONLY)
 REVIEWED BY: C.S.
 DATE: 8-25-22
 SPRG NO.: 6021

LEGEND	
●	MONUMENT (AS NOTED)
○	CALCULATED POINT
—	PROPOSED ROW LINE
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE
---	EXISTING EASEMENT LINE
---	SURVEY ABSTRACT LINE
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
(C.M.)	CONTROLLING MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER

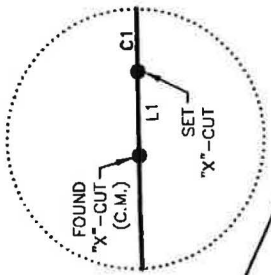
NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. SEE ATTACHED LEGAL DESCRIPTION OF EVEN DATE.



ROBERT A. HANSEN
 L.S.L.S. & REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6439

DETAIL "A"
NOT TO SCALE



ATWATER ALLEY
 (15' WIDTH RIGHT-OF-WAY)
 VOLUME 1, PAGE 175
 M.R.D.C.T.

SANITARY SEWER EASEMENT ABANDONMENT
350 SQ. FT. OR 0.0080 ACRES

CITY BLOCK J/1623

BLOCK J
FAIRLAND ANNEX ADDITION
VOLUME 1, PAGE 222
M.R.D.C.T.

HIGHWAY 75
 (NORTH CENTRAL EXPRESSWAY)
 (VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 2934, PAGE 125
 D.R.D.C.T.

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	50.79'	121.50'	023°57'04"	50.42'

Line Table		
Line #	Bearing	Distance
L1	S89°15'00"W	1.25'
L2	S65°45'00"E	5.00'
L3	S24°15'00"W	70.00'
L4	N65°40'17"W	5.00'
L5	N24°15'00"E	69.99'

Bowman
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CAD FILE: SANITARY SEWER EASEMENT ABANDONMENT_1B-R2.DWG			
JOB NO. 10032	DRAWN BY: OIS	SCALE: 1"= 40'	
DATE: 8/11/22	PAGE 3 OF 3		



SCALE IN FEET

JSM INVESTMENTS, LTD et al
INSTRUMENT NO. 202000366212
O.P.R.D.C.T.

LOT 11

LOT 13

LOT 14

LOT 15

LOT 16

CITY OF DALLAS
VOLUME 67174,
PAGE 1966
D.R.D.C.T.

DEED REMAINDER
CITY OF DALLAS
VOLUME 2755,
PAGE 422
D.R.D.C.T.

SANITARY SEWER EASEMENT
CITY OF DALLAS
VOLUME 71146,
PAGE 730
D.R.D.C.T.

**WATER AND WASTEWATER EASEMENT ABANDONMENT
BLOCK J, LOTS 11-16
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 1,844 square foot (0.0423 acres) tract of land situated within the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being all of a Water and Wastewater Easement as described in the deed to the City of Dallas recorded in Volume 93162, Page 2559 of the Deed Records of Dallas County, Texas and being a portion of Lots 11, 12, 13, 14, 15, and 16, Block J of the plat designated as "Fairland Annex Addition" recorded in Volume 1, Page 222 of the Map Records of Dallas County, Texas (same being City Block J/1623, Official City of Dallas Block Numbers) and a portion of a tract of land as described in the Special Warranty Deed to JSM Investments, LTD et al recorded under Instrument No. 202000366212 of the Official Public Records of Dallas County, Texas. Said 1,844 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut found (C.M.) at the southwest corner of said Lot 11 being the intersection of the north right of way line of Monticello Avenue, a 50-foot width right of way, as dedicated on said "Fairland Annex Addition" with the east right of way line of McKinney Avenue, a 60-foot width right of way, as described in the Warranty Deed to the City of Dallas recorded in Volume 440, Page 879 of said Deed Records;

THENCE NORTH 24 degrees 15 minutes 00 seconds EAST, 4.85 feet with the east right of way line of said McKinney Avenue to the southwest corner of said Water and Wastewater Easement, from which an "X" cut bears SOUTH 65 degrees 49 minutes 43 seconds EAST, 0.18 feet, being the **POINT OF BEGINNING**;

THENCE NORTH 24 degrees 15 minutes 00 seconds EAST, 5.00 feet with the east right of way line of said McKinney Avenue to the northwest corner of said Water and Wastewater Easement;

THENCE the following eight (8) calls coincident with the perimeter of said Water and Wastewater Easement:

1. SOUTH 65 degrees 49 minutes 43 seconds EAST, 177.27 feet;
2. SOUTH 70 degrees 27 minutes 35 seconds EAST, 45.04 feet;
3. SOUTH 74 degrees 06 minutes 39 seconds EAST, 32.70 feet;
4. SOUTH 74 degrees 28 minutes 46 seconds EAST, 16.28 feet;
5. SOUTH 75 degrees 18 minutes 29 seconds EAST, 18.28 feet;
6. NORTH 88 degrees 38 minutes 29 seconds EAST, 3.93 feet;
7. NORTH 24 degrees 13 minutes 50 seconds EAST, 26.90 feet;
8. SOUTH 65 degrees 46 minutes 10 seconds EAST, 12.83 feet to the northeast corner of said Water and Wastewater Easement being on the west right of way line of Highway 75, a variable width right of way as described in the deeds to the City of Dallas recorded in Volume 2934, Page 125 and Volume 3052, Page 131 of said Deed Records;

(For SPRG use only)

Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6022

**WATER AND WASTEWATER EASEMENT ABANDONMENT
BLOCK J, LOTS 11-16
DALLAS CITY BLOCK J/1623
FAIRLAND ANNEX ADDITION
J.W. SMITH SURVEY, ABSTRACT NO. 1334
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 24 degrees 14 minutes 59 seconds WEST, 26.30 feet with the west right of way line of said Highway 75 to the southeast corner of said Water and Wastewater Easement from which an "X" cut found (C.M.) at the intersection of the west right of way line of said Highway 75 with the north right of way line of Monticello Avenue as described in the "Judgement in the Absence of Objection" in favor of the State of Texas recorded in Volume 92187, Page 2595 of said Deed Records bears SOUTH 24 degrees 14 minutes 59 seconds WEST, 4.76 feet;

THENCE the following six (6) calls coincident with the perimeter of said Water and Wastewater Easement:

1. SOUTH 88 degrees 38 minutes 29 seconds WEST, 16.46 feet;
2. NORTH 75 degrees 18 minutes 29 seconds WEST, 19.02 feet;
3. NORTH 74 degrees 28 minutes 46 seconds WEST, 16.33 feet;
4. NORTH 74 degrees 06 minutes 39 seconds WEST, 32.88 feet;
5. NORTH 70 degrees 27 minutes 35 seconds WEST, 45.40 feet;
6. NORTH 65 degrees 49 minutes 43 seconds WEST, 177.48 feet to the **POINT OF BEGINNING**, containing 1,844 square feet (0.0423 acres).

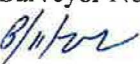
NOTES:

1. Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Anibit of same date accompanies this legal description.
3. (C.M.): Controlling Monument

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Bowman Consulting Group, Ltd.**

By: 
Robert A. Hansen
LSLS & Registered Professional
Land Surveyor No. 6439
Date: 



(For SPRG use only)
Reviewed By: G.S.
Date: 8-25-22
SPRG NO.: 6022