

10' PLUMBER'S EASEMENT ABANDONMENT

LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,774 square foot (0.0866 acres) tract of land situated in the Thomas Garvin Survey, Abstract Number 524, Dallas County, Texas, same being a portion of that 5.682 acre tract of land described to Valk Properties One, LLC, by Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 201700112105, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) further being all of a 10' Plumber's Easement as shown crossing Lot 3, Block A/7410, Circuit City Stores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument in the west right-of-way line of Preston Road (variable width right-of-way), described by deed to the State of Texas as recorded in Volume 2243, Page 567, D.R.D.C.T., further being the northerly end of a corner clip recorded in Volume 2004079, Page 5324, Official Public Records, Dallas County, Texas, and the easterly southeast corner of Lot 3, Block A/7410 of the Circuit City Stores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, from which point a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument bears South 41 degrees 52 minutes 46 seconds West, a distance of 25.86 feet;

THENCE along said west right-of-way line of Preston Road and the east line of said Lot 3, the following courses and distances:

North 05 degrees 47 minutes 16 seconds West, a distance of 152.90 feet to an angle point;

North 02 degrees 07 minutes 40 seconds West, a distance of 43.35 feet to a point for corner;

THENCE South 89 degrees 39 minutes 02 seconds West, departing said west right-of-way line of Preston Road and said east line of Lot 3, a distance of 96.41 feet to the **POINT OF BEGINNING**, being in the west line of a 10' Sanitary Sewer Easement as dedicated by the plat of Preston Alpha Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 70226, Page 2406, Deed Records, Dallas County, Texas at the southeast corner of said 10' Plumber's Easement;

THENCE South 89 degrees 39 minutes 02 seconds West, along said south line of the 10' Plumber's Easement, a distance of 377.90 feet to a point for the southwest corner of said 10' Plumber's Easement, being in the west line of said Lot 3 and the east line of a tract of land described in Special Warranty Deed to Boxer F2, L.P. recorded in Instrument Number 200900358046, Official Public Records, Dallas County, Texas, same being in a line of a Boundary Line Agreement as recorded in Volume 90228, Page 2515, Deed Records, Dallas County, Texas;

(For SPRG use only)

Reviewed By: G.S.

Date: 5-22-19

SPRG NO: 4595



Colin J. Henry

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Engineering Firm #F-819 Surveying Firm #101319-00

10' PLUMBER'S EASEMENT ABANDONMENT
 LOT 3, BLOCK A/7410
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 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 00 degrees 21 minutes 02 seconds West, along said west line of Lot 3 and said east line of the Boxer F2, L.P. tract and along said Boundary Line Agreement, a distance of 10.00 feet to a point for the northwest corner of said 10' Plumber's Easement;

THENCE North 89 degrees 39 minutes 02 seconds East, departing said west line of Lot 3, said east line of the Boxer F2, L.P. tract and said Boundary Line Agreement, along the north line of said 10' Plumber's Easement, a distance of 376.95 feet to the northeast corner of said 10' Plumber's Easement, being in the west line of said 10' Sanitary Sewer Easement, from which a 1/2" iron rod found (controlling monument) at the northeast corner of said Lot 3 bears North 07°20'16" East, a distance of 330.46 feet;

THENCE South 05 degrees 47 minutes 15 seconds East, along the west line of said 10' Sanitary Sewer Easement, a distance of 10.05 feet to the **POINT OF BEGINNING** and containing 3,774 square feet or 0.0866 acres of land, more or less.

Basis of Bearing is State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.

(For SPRG use only)

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Colin J. Henry

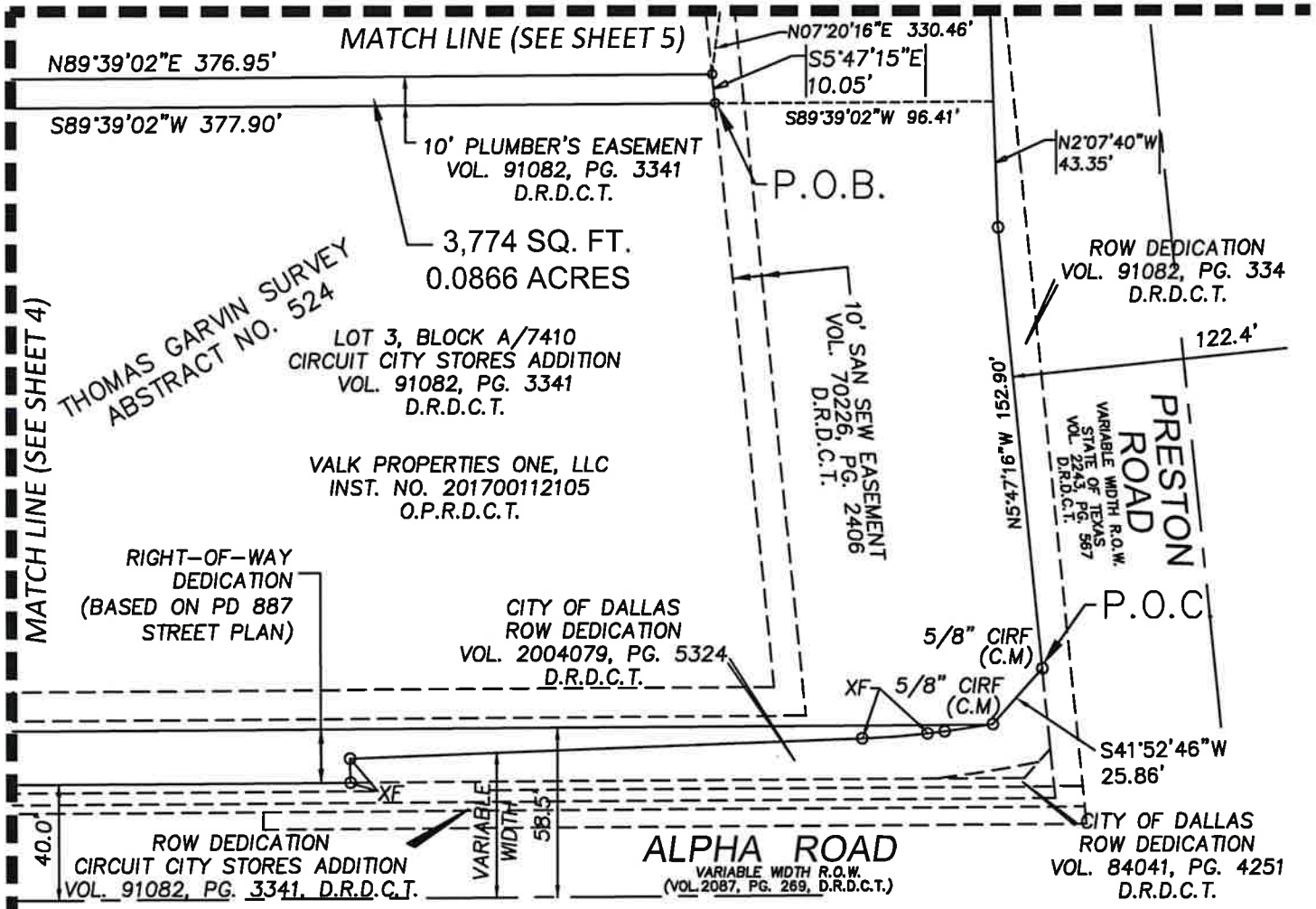
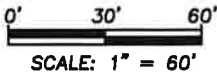
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 LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



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Basis of Bearing is State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.

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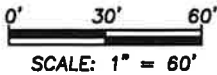
10' PLUMBER'S EASEMENT ABANDONMENT

LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS



APPROXIMATE LOCATION
DP& L EASEMENT
VOL. 71161, PG. 2357
VOL. 71117, PG. 2271
VOL. 91082, PG. 3341
VOL. 70226, PG. 2406
D.R.D.C.T.

3,774 SQ. FT.
0.0866 ACRES

10' ENSEARCH GAS EASEMENT
VOL. 91082, PG. 99
D.R.D.C.T.

THOMAS GARVIN SURVEY
ABSTRACT NO. 524

15' STORM SEWER EASEMENT
VOL. 91082, PG. 3341
D.R.D.C.T.

BOXER F2 LP
INST# 200900358046
O.P.R.D.C.T.

REMAINDER OF TRACT 1
BLOCK A/7410
PRESTON ALPHA ADDITION
VOL. 71036, PG. 2859
D.R.D.C.T.

BOUNDARY LINE
AGREEMENT
VOL. 90228, PG. 2515
D.R.D.C.T.

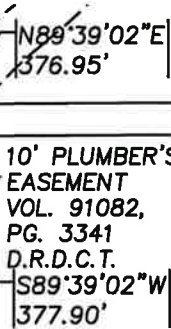
XF
5/8" CIRF

LOT 3
BLOCK A/7410
CIRCUIT CITY STORES
ADDITION
VOL. 91082, PG. 3341
D.R.D.C.T.

VALK PROPERTIES ONE, LLC
INST. NO. 201700112105
O.P.R.D.C.T.

RIGHT-OF-WAY
DEDICATION
(BASED ON PD 887
STREET PLAN)

ALPHA ROAD
VARIABLE WIDTH R.O.W.
(VOL. 2087, PG. 289, D.R.D.C.T.)



MATCH LINE (SEE SHEET 3)

Base of Bearing is State Plane Coordinate System, Texas North Central Zone
4202, North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.

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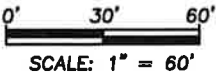
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LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

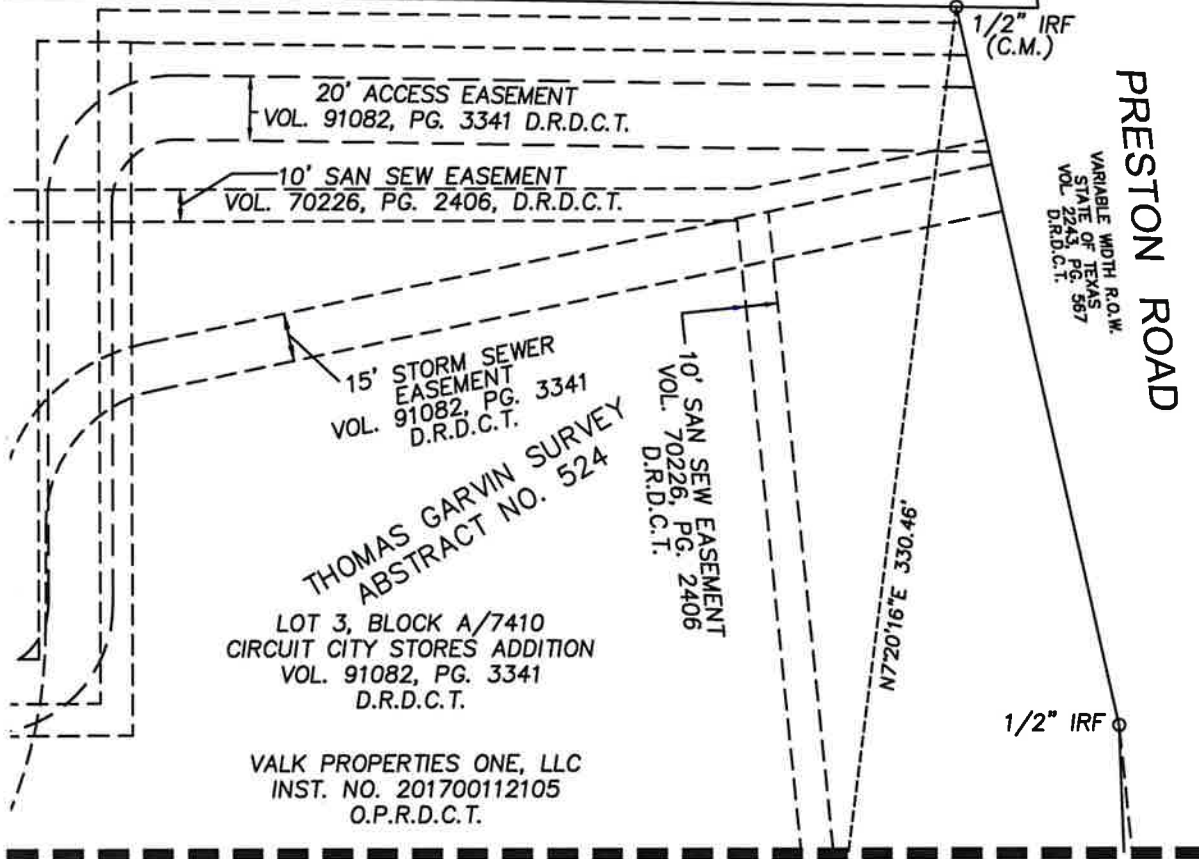
THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS



LOT 2, BLOCK A/7410
PRESTON VALLEY ADDITION
VOL. 76044, PG. 2719
D.R.D.C.T.

LOT 1, BLOCK A/7410
PRESTON VALLEY ADDITION
VOL. 76044, PG. 2719
D.R.D.C.T.



MATCH LINE (SEE SHEET 3)

Basis of Bearing is State Plane Coordinate System, Texas North Central Zone
4202, North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.

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Engineering Firm #F-819 Surveying Firm #101319-00

SANITARY SEWER EASEMENT ABANDONMENT
LOT 3, BLOCK A/7410
CIRCUIT CITY STORES ADDITION
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 4,554 square foot (0.1046 acres) tract of land situated in the Thomas Garvin Survey, Abstract Number 524, Dallas County, Texas, same being a portion of that 5.682 acre tract of land described to Valk Properties One, LLC, by Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 201700112105, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) further being a portion of a 10' Sanitary Sewer Easement as dedicated by the plat of Preston Alpha Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 70226, Page 2406, Deed Records, Dallas County, Texas; same being a portion of Lot 3, Block A/7410, Circuit City Stores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument in the west right-of-way line of Preston Road (variable width right-of-way), described by deed to the State of Texas as recorded in Volume 2243, Page 567, D.R.D.C.T., further being the northerly end of a corner clip recorded in Volume 2004079, Page 5324, Official Public Records, Dallas County, Texas, and the easterly southeast corner of Lot 3, Block A/7410 of the Circuit City Stores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, from which point a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument bears South 41 degrees 52 minutes 46 seconds West, a distance of 25.86 feet;

THENCE South 41 degrees 52 minutes 46 seconds West, along said corner clip, a distance of 25.86 feet, to a 5/8" iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for the Southwest corner of said corner clip, same being in said north right-of-way line of Alpha Road (variable width right-of-way) as recorded in Volume 2087, Page 269, D.R.D.C.T.;

THENCE along said north right-of-way line of Alpha Road, the following courses and distances:

South 81 degrees 39 minutes 27 seconds West, a distance of 16.86 feet to the beginning of a non-tangent curve to the right, having a radius of 391.92 feet and a chord which bears South 83 degrees 05 minutes 17 seconds West, 5.98 feet;

Southwesterly, along said curve to the right, through a central angle of 00 degrees 52 minutes 25 seconds, for an arc distance of 5.98 feet to an "X" cut found in concrete at the beginning of a compound curve to the right, having a radius of 304.13 feet and a chord which bears South 85 degrees 39 minutes 51 seconds West, for 22.70 feet;

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 5-22-19 </u>
SPRG NO:	<u> 4593 </u>



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 Colin J. Henry, R.P.L.S.
 Registration No. 5230



SANITARY SEWER EASEMENT ABANDONMENT

LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Southwesterly, along said compound curve to the right, through a central angle of 04 degrees 16 minutes 42 seconds, for an arc distance of 22.71 feet to an "X" cut in concrete found for corner;

South 87 degrees 48 minutes 12 seconds West, a distance of 177.56 feet, to an "X" cut found in concrete for corner;

THENCE North 63 degrees 57 minutes 23 seconds East, departing said north right-of-way line, a distance of 31.61 feet to the **POINT OF BEGINNING**, being in the south line of said 10' Sanitary Sewer Easement;

THENCE North 04 degrees 10 minutes 56 seconds East, departing said south line of the 10' Sanitary Sewer Easement, a distance of 10.03 feet to a point for corner on the north line of said 10' Sanitary Sewer Easement;

THENCE along the north and west lines of said 10' Sanitary Sewer Easement, the following courses and distances:

North 89 degrees 39 minutes 45 seconds East, a distance of 117.78 feet to a point for corner;

North 05 degrees 47 minutes 15 seconds West, a distance of 320.55 feet to a point for corner;

THENCE North 35 degrees 26 minutes 01 second East, departing said west line of the 10' Sanitary Sewer Easement, a distance of 15.18 feet to a point for corner on the east line of said 10' Sanitary Sewer Easement, from which a 1/2" iron rod found (controlling monument) in said west right-of-way line of Preston Road at the northeast corner of said Lot 3 bears North 12 degrees 02 minutes 52 seconds East, a distance of 212.36 feet;

THENCE along the east and south lines of said 10' Sanitary Sewer Easement, the following courses and distances:

South 05 degrees 47 minutes 15 seconds East, a distance of 342.97 feet to a point for corner;

South 89 degrees 39 minutes 45 seconds West, a distance of 129.57 feet to the **POINT OF BEGINNING** and containing 4,554 square feet or 0.1046 acres of land, more or less.

Basis of Bearing is State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.



Colin J. Henry

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(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>5-22-19</u>
SPRG NO:	<u>4593</u>



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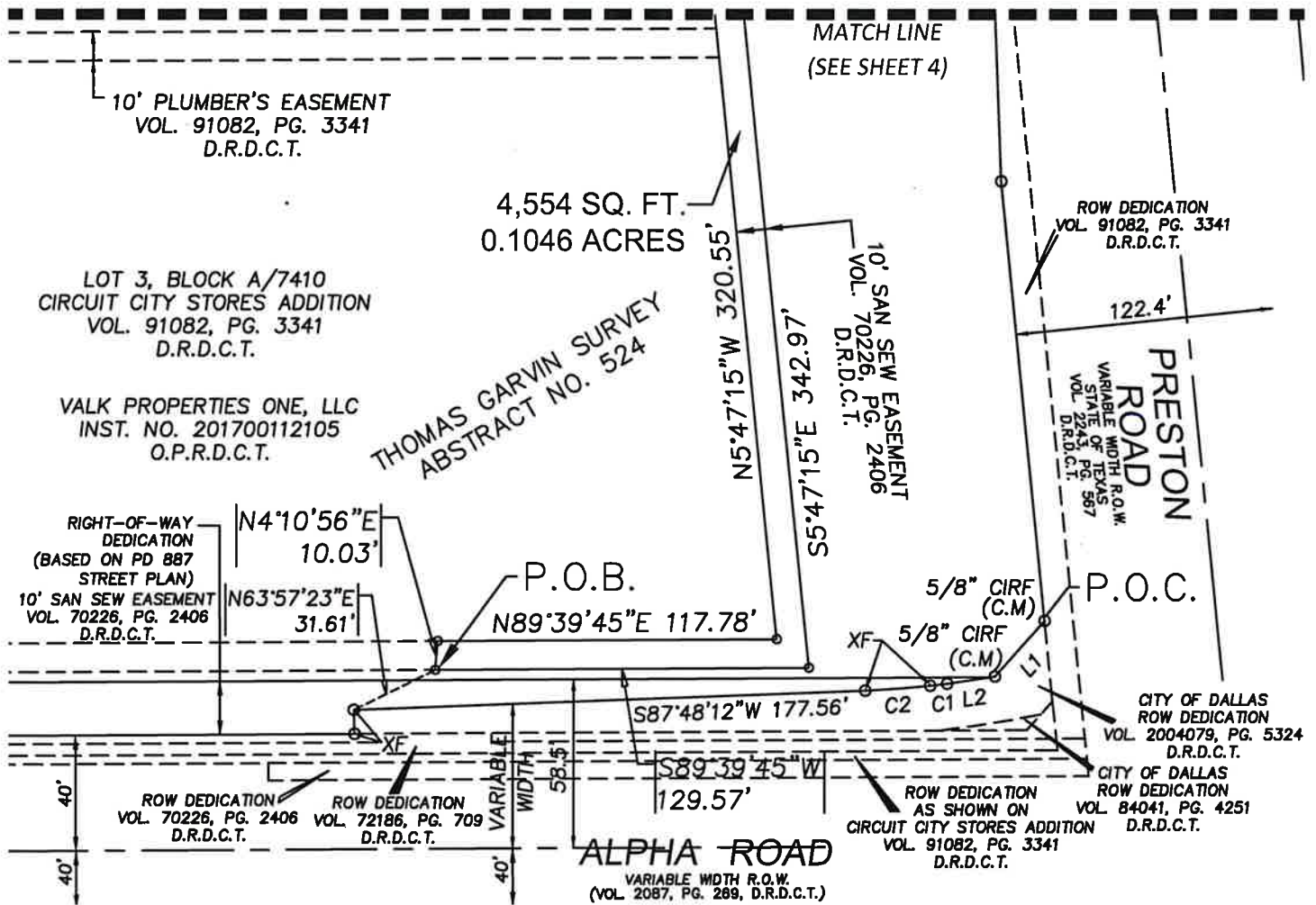
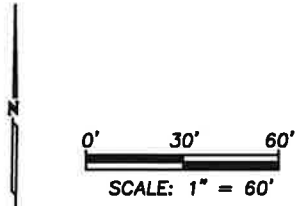
SANITARY SEWER EASEMENT ABANDONMENT

LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS



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SEE SHEET 5 FOR LINE & CURVE TABLES.

(For SPRG use only)

Reviewed By: G.S.

Date: 5-22-19

SPRG NO: 4593



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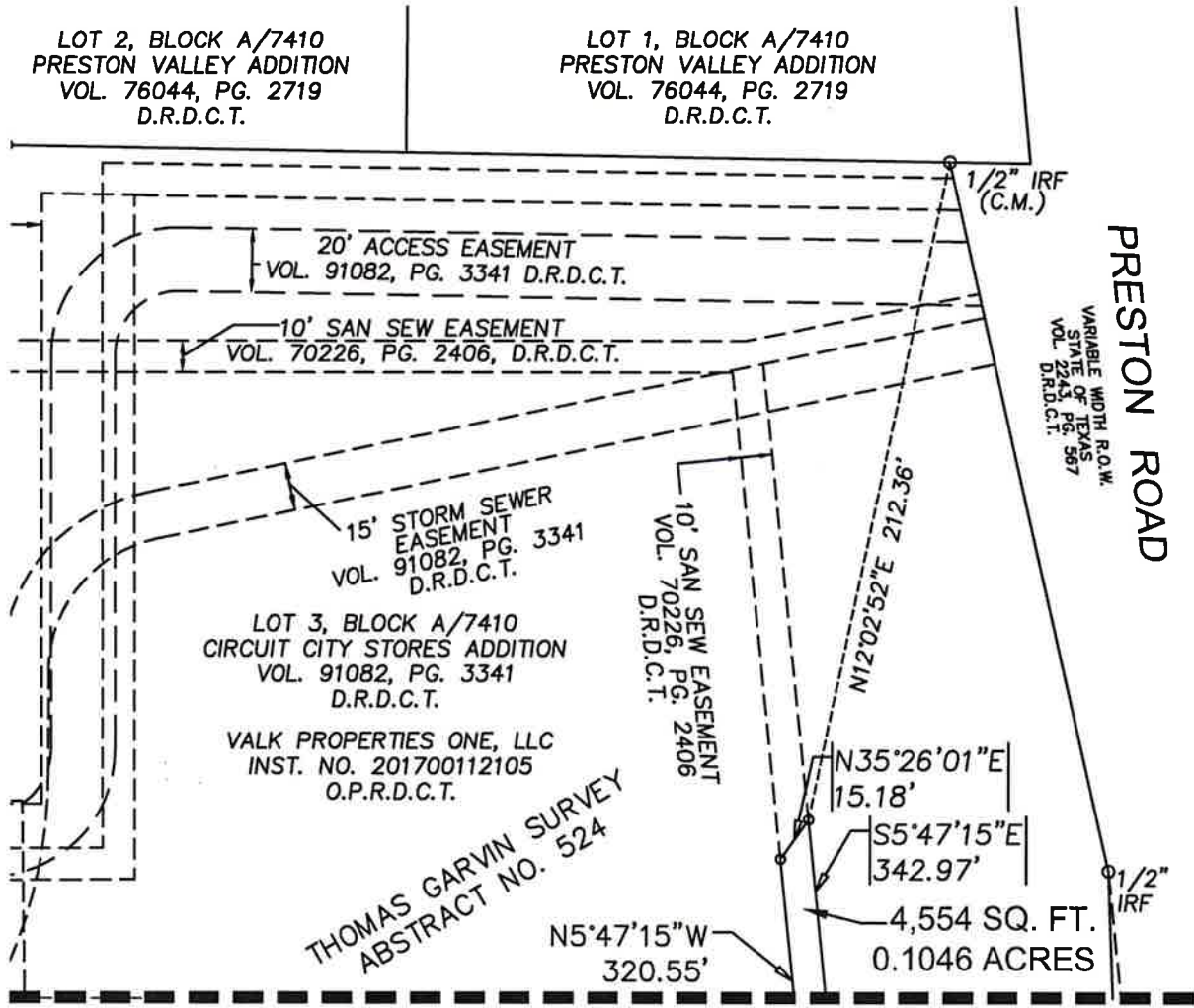
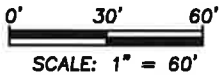
SANITARY SEWER EASEMENT ABANDONMENT

LOT 3, BLOCK A/7410

CIRCUIT CITY STORES ADDITION

THOMAS GARVIN SURVEY, ABSTRACT NO. 524

CITY OF DALLAS, DALLAS COUNTY, TEXAS



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SEE SHEET 4 FOR LINE & CURVE TABLES.

(For SPRG use only)

Reviewed By: G.S.

Date: 5-22-19

SPRG NO: 4593



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SANITARY SEWER EASEMENT ABANDONMENT
 LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°52'46" W	25.86'
L2	S 81°39'27" W	16.86'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.98'	391.92'	0°52'25"	S 83°05'17" W	5.98'
C2	22.71'	304.13'	4°16'42"	S 85°39'51" W	22.70'

(For SPRG use only)	
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Date:	<u>5-22-19</u>
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Engineering Firm #F-819 Surveying Firm #101319-00

**D.C. METER EASEMENT ABANDONMENT
 LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 269 square foot (0.0062 acres) tract of land situated in the Thomas Garvin Survey, Abstract Number 524, Dallas County, Texas, and being located in Block A/7410. official City Block number, same being a portion of that 5.682 acre tract of land described to Valk Properties One, LLC, by Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 201700112105, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) further being a portion of a D.C. METER EASEMENT recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument in the west right-of-way line of Preston Road (variable width right-of-way), described by deed to the State of Texas as recorded in Volume 2243, Page 567, D.R.D.C.T., further being the northerly end of a corner clip recorded in Volume 2004079, Page 5324, Official Public Records, Dallas County, Texas, and the easterly southeast corner of Lot 3, Block A/7410 of the Circuit City Stores Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 91082, Page 3341, Deed Records, Dallas County, Texas, from which point a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found for controlling monument bears South 41 degrees 52 minutes 46 seconds West, a distance of 25.86 feet;

THENCE along said west right-of-way line of Preston Road and the east line of said Lot 3, the following courses and distances:

North 05 degrees 47 minutes 16 seconds West, a distance of 152.90 feet, to an angle point;

North 02 degrees 07 minutes 40 seconds West, a distance of 73.97 feet, to a set 3-inch aluminum disk stamped "VALK MIDTOWN BLOCK A/7410 ARS 10131900" for corner on the new west right-of-way line of said Preston Road (116 feet wide at this point) and being the east line of Lot 3;

THENCE North 07 degrees 05 minutes 31 seconds West, over and across said Lot 3, along said east line and said new west right-of-way line of Preston Road, a distance of 15.22 feet, to the **POINT OF BEGINNING**, being on the south line of the aforementioned D.C. METER EASEMENT;

THENCE South 89 degrees 39 minutes 45 seconds West, a distance of 14.66 feet, to a point for corner;

THENCE North 00 degrees 21 minutes 40 seconds West, a distance of 20.00 feet, to a point for corner;

THENCE North 89 degrees 39 minutes 45 seconds East, a distance of 12.30 feet, to a point for corner on the aforementioned new west right-of-way line of Preston Road;

THENCE South 07 degrees 05 minutes 31 seconds East, along the said new west right-of-way line of Preston Road, same being the east line of Lot 3, a distance of 20.13 feet, to the **POINT OF BEGINNING** and containing 269 square feet or 0.0062 acres of land, more or less.



5/10/2019
 Project No. 30218008
 Sheet 1 of 4

(For SPRG use only)
 Reviewed By: G.S.
 Date: 5-22-19
 SPRG NO: 4594

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Colin J. Henry, R.P.L.S.
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D.C. METER EASEMENT ABANDONMENT
LOT 3, BLOCK A/7410
CIRCUIT CITY STORES ADDITION
THOMAS GARVIN SURVEY, ABSTRACT NO. 524
CITY OF DALLAS, DALLAS COUNTY, TEXAS

*Basis of Bearing is State Plane Coordinate System, Texas North Central Zone 4202,
North American Datum of 1983, Adjustment Realization 2011 EPOCH 2010.*

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>5-22-19</u>
SPRG NO:	<u>4594</u>



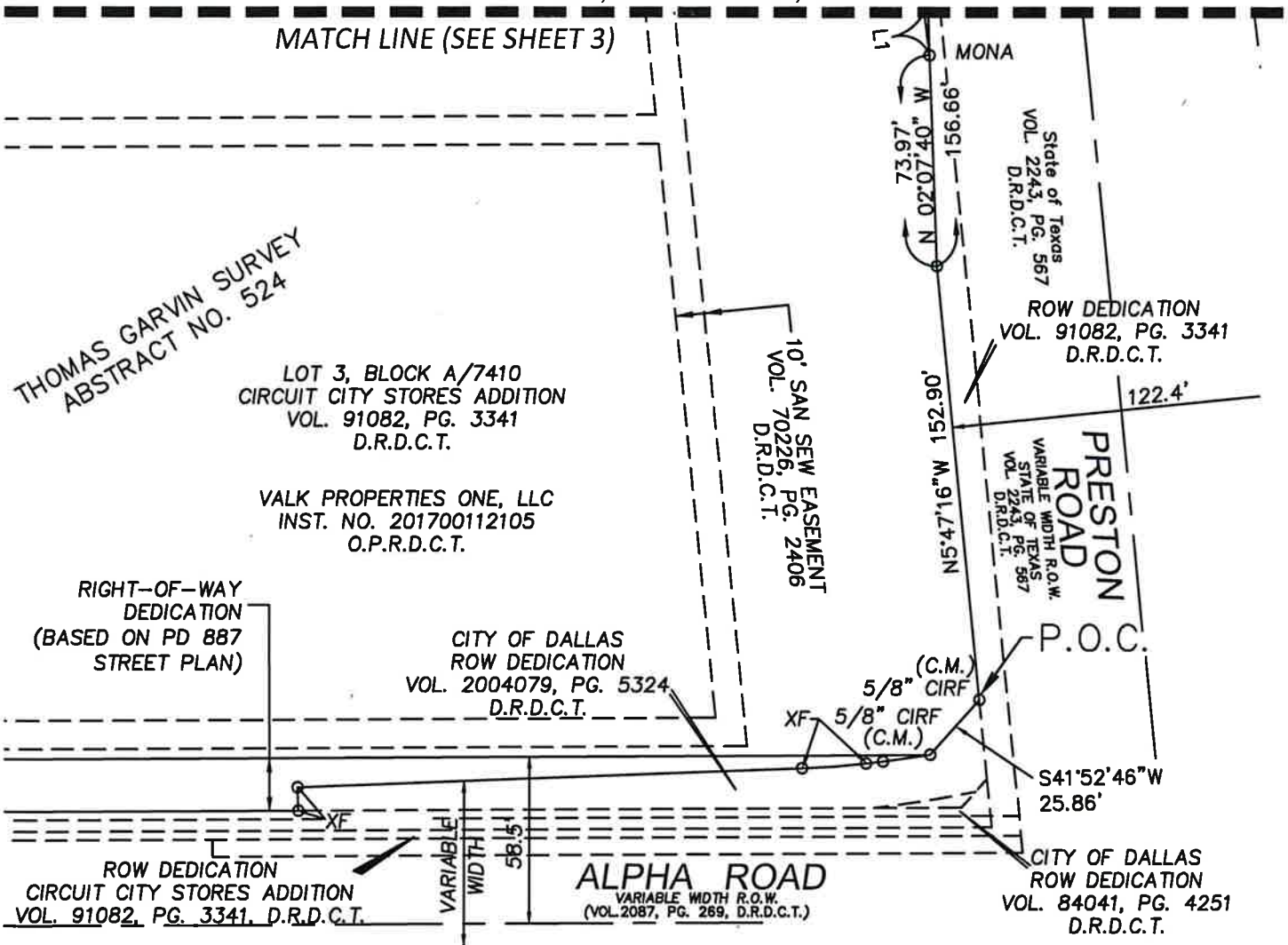
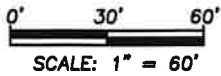
Colin J. Henry, R.P.L.S.
Registration No. 5230



12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3189

Engineering Firm #F-819 Surveying Firm #101319-00

D.C. METER EASEMENT ABANDONMENT
 LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



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LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = IRON ROD W/"ARS ENGINEERS" CAP FOUND
- XF = "X" CUT IN CONCRETE FOUND
- MONA = ALUMINUM MONUMENT
- (C.M.) = CONTROLLING MONUMENT
- SQ. FT. = SQUARE FEET
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(For SPRG use only)
 Reviewed By: C.S.
 Date: 5-22-19
 SPRG NO: 4594

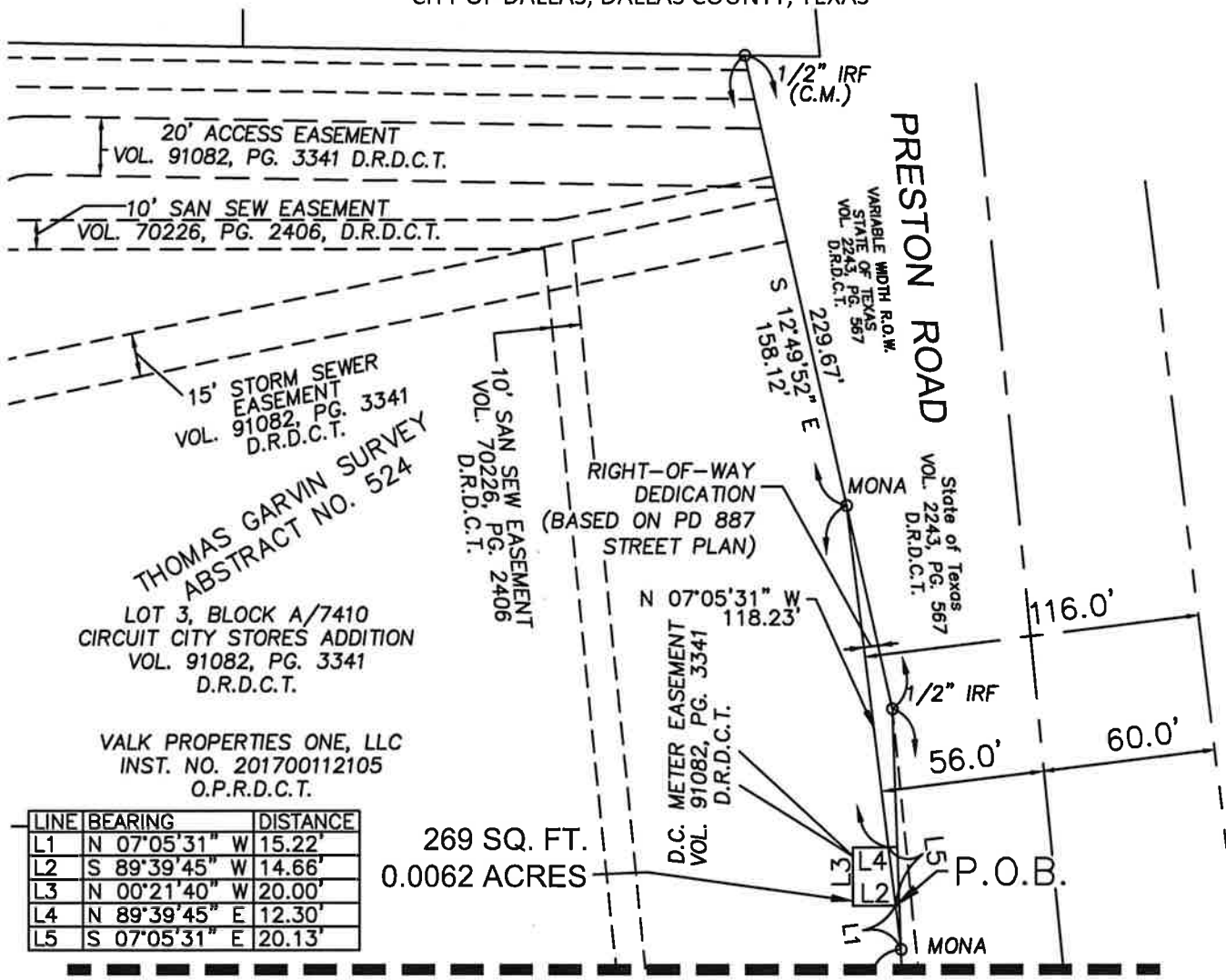
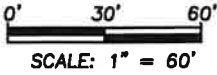


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 LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 THOMAS GARVIN SURVEY, ABSTRACT NO. 524
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LOT 3, BLOCK A/7410
 CIRCUIT CITY STORES ADDITION
 VOL. 91082, PG. 3341
 D.R.D.C.T.

VALK PROPERTIES ONE, LLC
 INST. NO. 201700112105
 O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 07°05'31" W	15.22'
L2	S 89°39'45" W	14.66'
L3	N 00°21'40" W	20.00'
L4	N 89°39'45" E	12.30'
L5	S 07°05'31" E	20.13'

269 SQ. FT.
 0.0062 ACRES

MATCH LINE (SEE SHEET 2)

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