

SANITARY SEWER EASEMENT ABANDONMENT  
0.067 ACRE

PAGE 1 OF 3

PORTION OF CITY BLOCK 6467  
JAMES MATTHEWS SURVEY, ABSTRACT NO. 955  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**LEGAL DESCRIPTION:**

**BEING** a (2,918 square feet) or 0.067 acre tract of land situated in the James Matthews Survey, Abstract No. 955, City of Dallas, Dallas County, Texas, being a portion of Block 6467, a portion of Tract 1, Tract 2 and Tract 3 of those tracts of land conveyed to Grand Bazaar Denton, LLC by General Warranty Deed as recorded in Instrument No. 202500030438, Official Public Records, Dallas County, Texas, and a portion of that certain tract of land conveyed to Grand Bazaar Denton, LLC by Special Warranty Deed as recorded in Instrument No. 202100159801, Official Public Records, Dallas County, Texas and being a part of a 6 foot Sanitary Sewer Easement recorded in Volume 3936, Page 561, Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found at the southwest corner of said Grand Bazaar Denton, LLC Tract 2, said point being the most westerly northwest corner of said Grand Bazaar Denton, LLC Tract 3, same point being in northeasterly right-of-way line of Harry Hines Boulevard (A.K.A. US Highway No. 77) (a 164' width public right-of-way);

**THENCE** North 13 degrees 01 minutes 24 seconds West, along the northeasterly right-of-way line of said Harry Hines Boulevard and said Grand Bazaar Denton, LLC, a distance of 216.28 feet to a point for corner, said point being the southwest corner of said Sanitary Sewer Easement tract being described, same point being the POINT OF BEGINNING;

**THENCE** North 13 degrees 01 minutes 24 seconds West, continuing along the northeasterly right-of-way line of said Harry Hines Boulevard and said Grand Bazaar Denton, LLC, a distance of 6.12 feet to a 1/2 inch iron pipe within a 5 inch pipe found for corner, said point being the northwest corner of said Sanitary Sewer Easement tract of land being described, same point being the southwest corner of said Grand Bazaar Denton, LLC Tract 1;

**THENCE** North 88 degrees 07 minutes 31 seconds East, continuing along the common line of said said Grand Bazaar Denton, LLC Tract 1 and said Grand Bazaar Denton, LLC Tract 2, a distance of 175.02 feet to a 1/2 inch pipe found for corner, said point being the southeast corner of said Grand Bazaar Denton, LLC Tract 1, same point being the southwest corner of that certain tract of land conveyed to Grand Bazaar Denton LLC by Special Warranty Deed as recorded in Instrument No. 202100159801, Official Public Records, Dallas County, Texas;

**THENCE** North 87 degrees 53 minutes 13 seconds East, along the common line of said Grand Bazaar Denton LLC tract and said Grand Bazaar Denton, LLC Tract 2, a distance of 32.36 feet to a 3/4 inch pipe found for corner, said point being the northeast corner of said Grand Bazaar Denton, LLC Tract 2, same point being the most northerly northwest corner Grand Bazaar Denton LLC Tract 3;

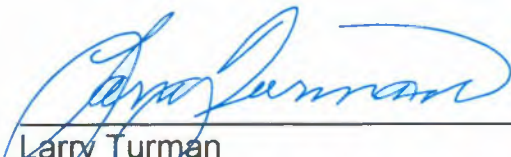
**THENCE** North 88 degrees 10 minutes 40 seconds East, continuing along the common line of said Grand Bazaar Denton LLC tract, a distance of 278.93 feet to an "X" cut found in concrete for corner, said point being the northeast corner of said Sanitary Sewer Easement tract being described, same point being in the southwesterly line of Denton Drive, (A.K.A Denton Road) (a 60' width public right-of-way), said point also being the southeast corner of said Grand Bazaar Denton LLC tract and the northeast corner of said Grand Bazaar Denton LLC Tract 3;

**THENCE** South 15 degrees 32 minutes 02 seconds East, along the southwesterly line of said Denton Drive, a distance of 6.17 feet, to a point for corner, said point being the southeast corner of said Sanitary Sewer Easement tract of land being described;

**THENCE** South 88 degrees 10 minutes 40 seconds West, departing the southwesterly line of said Denton Drive and through the interior of said Grand Bazaar Denton LLC Tract 3, a distance of 280.38 feet to a point for corner;

**THENCE** South 87 degrees 53 minutes 13 seconds West, through the interior of said Grand Bazaar Denton LLC Tract 2, a distance of 32.57 feet to a point for corner;

**THENCE** South 88 degrees 07 minutes 31 seconds West, through the interior of said Grand Bazaar Denton, LLC Tract 2, a distance of 173.64 feet to the **POINT OF BEGINNING** and containing 2,918 square feet or 0.067 acres of land.

  
Larry Turman  
Registered Professional Land Surveyor No. 1740



(For SPRG use only)

Reviewed by: A.G.  
Date: 8/28/2025  
SPRG NO: 6865

Basis of Bearing - The Basis of Bearing of this survey is South 13°01'24" East, as shown hereon, based on the northeast right-of-way line of Harry Hines Boulevard, and that certain tract of land conveyed to Grand Bazaar Denton, LLC by General Warranty Deed as recorded in Document No. 2022500030438, Official Public Records, Dallas County, Texas.

**LARRY TURMAN, RPLS #1740**

TBPS No. 10194928

1410 FALL CREEK HIGHWAY  
GRANDBURY, TEXAS 76049

(817) 798-4039 CELL  
surveygroup@att.net

JOB NO.: 25-009 Abandonment

rev. AUGUST 28 2025  
DATE: March 4, 2025

SCALE: 1" = 120'

DRAWN BY: RM

SANITARY SEWER EASEMENT ABANDONMENT  
0.067 ACRE

PAGE 2 OF 3

PORTION OF CITY BLOCK 6467  
JAMES MATTHEWS SURVEY, ABSTRACT NO. 955  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

10850 HARRY HINES, LLC  
INST. NO. 202000041539  
O.P.R.D.C.T.

BLOCK 6467  
GRAND BAZAAR DENTON, LLC  
INST. NO. 202100159801  
O.P.R.D.C.T.

SANITARY SEWER EASEMENT  
ABANDONMENT  
2,918 SQ. FT.  
OR 0.067 ACRES

TRACT 1  
BLOCK 6467  
GRAND BAZAAR DENTON, LLC  
INST. NO. 202500030438  
O.P.R.D.C.T.

TRACT 2  
BLOCK 6467  
GRAND BAZAAR DENTON, LLC  
INST. NO. 202500030438  
O.P.R.D.C.T.

TRACT 3  
BLOCK 6467  
GRAND BAZAAR DENTON, LLC  
INST. NO. 202500030438  
O.P.R.D.C.T.

JAMES MATTHEWS  
SURVEY, ABSTRACT NO. 955

LOT 20, BLOCK D-3/6470  
HIGHLAND INDUSTRIAL  
PARK NO. 3  
VOLUME 95197, PAGE 296  
D.R.D.C.T.

LOT 12A, BLOCK D-2/6470  
HIGHLAND INDUSTRIAL  
PARK NO. 2  
INST. NO. 201600020998  
O.P.R.D.C.T.

LOT 12, BLOCK D-2/6470  
HIGHLAND INDUSTRIAL  
PARK NO. 2  
INST. NO. 202200237685  
O.P.R.D.C.T.

ANDJON DRIVE  
(60' RIGHT-OF-WAY)  
VOL. 43, PGS. 183  
M.R.D.C.T.

LOT 14, BLOCK D1/6470  
HIGHLAND INDUSTRIAL  
PARK NO. 2  
INST. NO. 202400040426  
O.P.R.D.C.T.

HARRY HINES BOULEVARD  
(A.K.A. US HWY NO. 77)  
(160' PUBLIC RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT  
VOLUME 88083, PAGE 4905  
D.R.D.C.T.

DENTON DRIVE  
(60' RIGHT-OF-WAY)  
(A.K.A. DENTON ROAD)

P.O.B.

P.O.C.



0 60 120 240

Scale 1" = 120'



*Larry Turman*

Larry Turman

Registered Professional Land Surveyor No. 1740

## NOTE:

1. IRF - IRON ROD FOUND
2. IPF-IRON PIPE FOUND
3. IRFC - IRON ROD FOUND WITH CAP
4. IRSC - IRON ROD SET WITH CAP STAMPED RPLS NO. 1740
5. POC - POINT OF COMMENCING
6. POB - POINT OF BEGINNING
7. BASIS OF BEARING - SUBJECT PLAT
8. C.M. = CONTROLLING MONUMENT

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PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N13°01'24"W	216.28'
L2	N13°01'24"W	6.12'
L3	N88°07'31"E	175.02'
L4	N87°53'13"E	32.36'
L5	N88°10'40"E	278.93'
L6	S15°32'02"E	6.17'
L7	S88°10'40"W	280.38'
L8	S87°53'13"W	32.57'
L9	S88°07'31"W	173.64'

  
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SCALE: 1" = 200'

DRAWN BY: RM