

WASTEWATER EASEMENT ABANDONMENT
(SANITARY SEWER EASEMENT ABANDONMENT)
PORTION OF LOT 2A, BLOCK A/6828,
RIVERFRONT NORTH ADDITION
JOHN BEEMAN SURVEY, ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 4,430 square foot (0.1017 acre) tract of land situated in the John Beeman Survey, Abstract No. 209, City of Dallas, Dallas County, Texas, and being a portion of Lot 2A, Block A/6828, Riverfront North Addition, an addition to the City of Dallas, recorded in Instrument No. 202300157760, Official Public Records, Dallas County, Texas, and being a portion of the remainder of a called 3.542 acre tract of land described in Special Warranty Deed to 505 Riverfront, Ltd., recorded in Instrument No. 201300081146 of said Official Public Records, and being a portion of an existing Sanitary Sewer and Water Easement, recorded in Volume 78157, Page 2039, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the west end of a corner clip of the southeast right-of-way line of Continental Avenue (a variable width right-of-way, Vol. 5, Pg. 5 - M.R.D.C.T.) and the southwest right-of-way line of Trinity Max Drive (a 66' wide right-of-way, Inst. No. 202300157760 - O.P.R.D.C.T.), being the most westerly north corner of said Lot 2A, in the northwest line of said Sanitary Sewer and Water Easement;

THENCE departing said southeast right-of-way line of Continental Avenue, over and across said existing Sanitary Sewer and Water Easement, with said corner clip and the north line of said Lot 2A, South 77°33'55" East, a distance of 14.14 feet to an "X" cut in concrete found for the east end of said corner clip, being the most easterly north corner of said Lot 2A;

THENCE continuing over and across said existing Sanitary Sewer and Water Easement, with said southwest right-of-way line of Trinity Max Drive and the northeast line of said Lot 2A, South 32°33'55" East, a distance of 10.00 feet to a point for corner in the southeast line of said Sanitary Sewer and Water Easement;

THENCE departing said southwest right-of-way line of Trinity Max Drive and the northeast line of said Lot 2A, over and across said Lot 2A, with the southeast and southwest lines of said Sanitary Sewer and Water Easement, the following courses and distances:

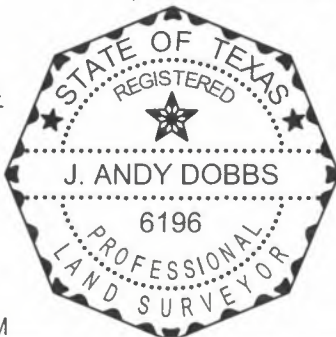
South 57°26'05" West, a distance of 180.00 feet to a point for corner;
South 32°33'55" East, a distance of 14.00 feet to a point for corner;
South 57°26'05" West, a distance of 20.00 feet to a point for corner;
North 32°33'55" West, a distance of 14.00 feet to a point for corner;
South 57°26'05" West, a distance of 20.00 feet to a point for corner;
North 32°33'55" West, a distance of 10.00 feet to a point for corner;
North 57°26'05" East, a distance of 20.00 feet to a point for corner;
North 32°33'55" West, a distance of 10.00 feet to a point for the southwest corner of said Sanitary Sewer and Water Easement, in said southeast right-of-way line of Continental Avenue and the northwest line of said Lot 2A;

(CONTINUED ON SHEET 2)



10-2-2024

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE
SUITE 1100
DALLAS, TEXAS 75226
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: M.M.Date: 10.02.2024SPRG NO: 6715

Kimley»Horn

2500 Pacific Avenue
Suite 1100, Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Oct. 2024	064316051	1 OF 3

WASTEWATER EASEMENT ABANDONMENT
 (SANITARY SEWER EASEMENT ABANDONMENT)
 PORTION OF LOT 2A, BLOCK A/6828,
 RIVERFRONT NORTH ADDITION
 JOHN BEEMAN SURVEY, ABSTRACT NO. 209
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(CONTINUED FROM SHEET 1)

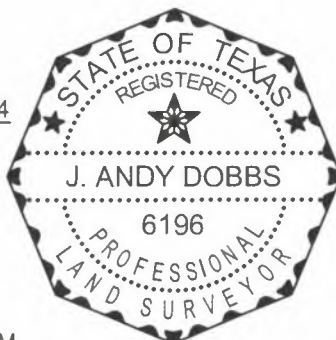
THENCE with said southeast right-of-way line of Continental Avenue, said northwest line of Lot 2A, and the northwest line of said Sanitary Sewer and Water Easement, North 57°26'05" East, a distance of 190.00 feet to the **POINT OF BEGINNING** and containing 4,430 square feet or 0.1017 acres of land.

Bearing system based on the State Plane Coordinate System, North Central Zone (4202), Texas North American Datum of 1983. (2011)



10-2-2024

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 2500 PACIFIC AVENUE
 SUITE 1100
 DALLAS, TEXAS 75226
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: M.M.

Date: 10.08.2024

SPRG NO: 6715

Kimley»Horn

2500 Pacific Avenue Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Oct. 2024	064316051	2 OF 3



LINE TABLE

NO.	BEARING	LENGTH
L1	N32°33'55"W	14.00'
L2	S57°26'05"W	20.00'
L3	N32°33'55"W	10.00'
L4	N57°26'05"E	20.00'
L5	N32°33'55"W	10.00'

NOTES

Bearing system based on the State Plane Coordinate System, North Central Zone (4202), Texas North American Datum of 1983. (2011)

CONTINENTAL AVENUE

(A VARIABLE WIDTH RIGHT-OF-WAY)

(VOL. 5, PG. 5 - M.R.D.C.T.)

CENTERLINE

SANITARY SEWER & WATER
EASEMENT
VOL. 77214, PG. 714
D.R.D.C.T.

0.1017 ACRES
4,430 SQ. FT.

S77°33'55"E
14.14'

P.O.B.

XF(CM)

N57°26'05"E 190.00'

S32°33'55"E
10.00'

XF(CM)

L4
L5
L3
L2
L1

S32°33'55"E
14.00'

WATER EASEMENT
INST. NO. 202300157760
O.P.R.D.C.T.

SANITARY SEWER AND WATER
EASEMENT
VOL. 78157, PG. 2039
D.R.D.C.T.

S57°26'05"W
20.00'

REMAINDER OF
CALLED 3.542 ACRES
505 RIVERFRONT, LTD.
INST. NO. 201300081146
O.P.R.D.C.T.

JOHN BEEMAN SURVEY,
ABSTRACT NO. 209

(For SPRG use only)

Reviewed By: M.M.

Date: 10.08.2024

SPRG NO: 6715

LOT 2A, BLOCK A/6828
RIVERFRONT NORTH ADDITION
INST. NO. 202300157760
O.P.R.D.C.T.

WATER AND WASTEWATER
EASEMENT
VOL. 95018, PG. 2941
D.R.D.C.T.

TRINITY MAX DRIVE
(A 66' WIDE RIGHT-OF-WAY)
(INST NO. 202300157760 - O.P.R.D.C.T.)

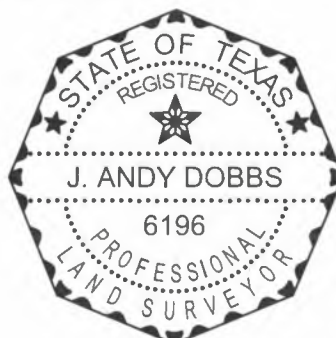
CENTERLINE

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
XF = "X" CUT IN CONCRETE FOUND
SQ. FT. = SQUARE FEET
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

10-2-2024

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE
SUITE 1100
DALLAS, TEXAS 75226
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



WASTEWATER EASEMENT
ABANDONMENT (SANITARY SEWER
EASEMENT ABANDONMENT)
PORTION OF LOT 2A, BLOCK A/6828,
RIVERFRONT NORTH ADDITION
JOHN BEEMAN SURVEY, ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	Oct. 2024	064316051	3 OF 3

WATER EASEMENT ABANDONMENT
PORTION OF LOT 2A, BLOCK A/6828,
RIVERFRONT NORTH ADDITION
JOHN BEEMAN SURVEY, ABSTRACT NO. 209
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EASEMENT DESCRIPTION

BEING a 384 square foot (0.0088 acre) tract of land situated in the John Beeman Survey, Abstract No. 209, City of Dallas, Dallas County, Texas and being a portion of Lot 2A, Block A/6828, Riverfront North Addition, an addition to the City of Dallas, recorded in Instrument No. 202300157760, Official Public Records, Dallas County, Texas, and being a portion of the remainder of a called 3.542 acre tract of land described in Special Warranty Deed to 505 Riverfront, Ltd., recorded in Instrument No. 201300081146 of said Official Public Records, and being all of an existing Water Easement recorded in said Riverfront North Addition, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found for the west end of a corner clip of the southeast right-of-way line of Continental Avenue (a variable width right-of-way, recorded in Volume 5, Page 5, Map Records, Dallas County, Texas) and the southwest right-of-way line of Trinity Max Drive (a 66-foot wide right-of-way, recorded in said Riverfront North Addition), and being the most westerly north corner of said Lot 2A;

THENCE departing said southeast right-of-way line of Continental Avenue, with said corner clip and the north line of said Lot 2A, South 77°33'55" East, a distance of 14.14 feet to an "X" cut in concrete found for the east end of said corner clip, and being the most easterly north corner of said Lot 2A;

THENCE with said southwest right-of-way line of Trinity Max Drive and the northeast line of said Lot 2A, South 32°33'55" East, a distance of 10.00 feet to a point for corner in the southeast line of an existing Sanitary Sewer and Water Easement recorded in Volume 78157, Page 2039, Deed Records, Dallas County, Texas;

THENCE departing said southwest right-of-way line of Trinity Max Drive and said northeast line of Lot 2A, over and across said Lot 2A, with said southeast line of the existing Sanitary Sewer and Water Easement, South 57°26'05" West, a distance of 152.55 feet to a point for the north corner of said Water Easement (Instrument No. 202300157760) said point also being the **POINT OF BEGINNING**;

THENCE departing said south line of the existing Sanitary Sewer and Water Easement, continuing over and across said Lot 2A with the northeast and southeast lines of said Water Easement (Instrument No. 202300157760), the following courses and distances:

South 32°33'55" East, a distance of 14.00 feet to a point for corner;

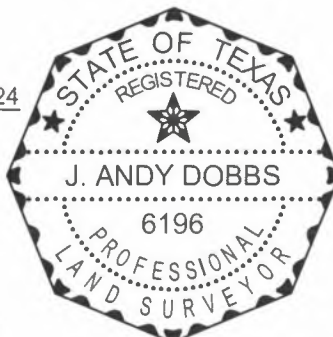
South 57°26'05" West, a distance of 27.45 feet to a point for the south corner of said Water Easement (Instrument No. 202300157760), in said southeast line of the existing Sanitary Sewer and Water Easement;

(CONTINUED ON SHEET 2)



10-2-2024

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE
SUITE 1100
DALLAS, TEXAS 75226
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: M.M.

Date: 10.02.2024

SPRG NO: 6716

Kimley»Horn

2500 Pacific Avenue
Suite 1100, Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Oct. 2024	064316051	1 OF 3

WATER EASEMENT ABANDONMENT
 PORTION OF LOT 2A, BLOCK A/6828,
 RIVERFRONT NORTH ADDITION
 JOHN BEEMAN SURVEY, ABSTRACT NO. 209
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(CONTINUED FROM SHEET 1)

THENCE with said southeast lines of the existing Sanitary Sewer and Water Easement and the southwest and northwest lines of said Water Easement (Instrument No. 202300157760), continuing over and across said Lot 2A, the following courses and distances:

North 32°33'55" West, a distance of 14.00 feet to a point for corner;

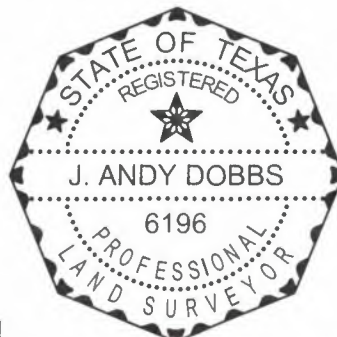
North 57°26'05" East, a distance of 27.45 feet to the **POINT OF BEGINNING** and containing 384 square feet or 0.0088 acres of land.

Bearing system based on the State Plane Coordinate System, North Central Zone (4202), Texas North American Datum of 1983. (2011)



10-2-24

J. ANDY DOBBS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 2500 PACIFIC AVENUE
 SUITE 1100
 DALLAS, TEXAS 75226
 PH. (972) 770-1300
 ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: M.M.

Date: 10.08.2024

SPRG NO: 6716

Kimley»Horn

2500 Pacific Avenue
 Suite 1100, Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV/JZ	JAD	Oct. 2024	064316051	2 OF 3



(For SPRG use only)

Reviewed By: M.M.Date: 10.08.2024SPRG NO: 6716

PART 1

D.P.&L. & S.W.B.T.C.

EASEMENT

VOL. 82041, PG. 1278

D.R.D.C.T.

CONTINENTAL AVENUECENTERLINE (A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 5, PG. 5 - M.R.D.C.T.)SANITARY SEWER AND
WATER EASEMENT
VOL. 77214, PG. 714
D.R.D.C.T.N32°33'55"W
14.00'**0.0088 ACRES
384 SQ. FT.**N57°26'05"E
27.45'**P.O.B.****P.O.C.**

XF(CM)

S77°33'55"E
14.14'

XF(CM)

1/2" IRF

S57°26'05"W 152.55'

S32°33'55"E
14.00'S57°26'05"W
27.45'WATER EASEMENT
INST. NO. 202300157760
O.P.R.D.C.T.SANITARY SEWER AND WATER
EASEMENT
VOL. 78157, PG. 2039
D.R.D.C.T.JOHN BEEMAN SURVEY,
ABSTRACT NO. 209LOT 2A, BLOCK A/6828
RIVERFRONT NORTH ADDITION
INST. NO. 202300157760
O.P.R.D.C.T.REMAINDER OF
CALLED 3.542 ACRES
505 RIVERFRONT, LTD.
INST. NO. 201300081146
O.P.R.D.C.T.WATER AND WASTEWATER
EASEMENT
VOL. 95018, PG. 2941
D.R.D.C.T.CALLED 1.909 ACRES
505 RIVERFRONT, LTD.
INST. NO. 201300363477
O.P.R.D.C.T.**TRINITY MAX DRIVE**
(A 66' WIDE RIGHT-OF-WAY)
(INST NO. 202300157760 - O.P.R.D.C.T.)

CENTERLINE

A PORTION OF LOT 2, BLOCK A/6828
CONTINENTAL TERRACE
VOL. 77074, PG. 1194
M.R.D.C.T.**LEGEND**

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

CM = CONTROLLING MONUMENT

IRF = IRON ROD FOUND

XF = "X" CUT IN CONCRETE FOUND

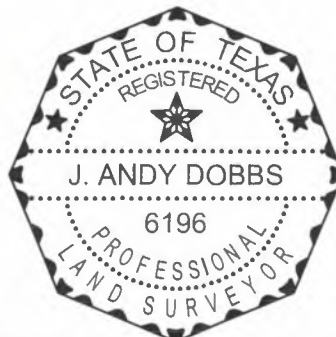
SQ. FT. = SQUARE FEET

M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS
COUNTY, TEXAS**NOTES**Bearing system based on the State Plane
Coordinate System, North Central Zone (4202),
Texas North American Datum of 1983. (2011)


10-2-2024

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
2500 PACIFIC AVENUE
SUITE 1100
DALLAS, TEXAS 75226
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM**WATER EASEMENT ABANDONMENT**

PORTION OF LOT 2A, BLOCK A/6828,

RIVERFRONT NORTH ADDITION

JOHN BEEMAN SURVEY,

ABSTRACT NO. 209

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn2500 Pacific Avenue
Suite 1100, Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale

1" = 40'

Drawn by

LDV/JZ

Checked by

JAD

Date

Oct. 2024

Project No.

064316051

Sheet No.

3 OF 3