

FIRE LANE EASEMENT ABANDONMENT
 LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION
 JAMES McCOMMAS SURVEY, ABSTRACT NO. 866
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 11,045 square foot (0.254 acre) tract of land situated in the James McCommas Survey, Abstract No. 866, City of Dallas, Dallas County, Texas; being a portion of a 26-foot wide Fire Lane Easement recorded in Volume 209, Page 1795 and Volume 225, Page 1621, Deed Records Dallas County, Texas; same being a portion of Lot 3, Block K/5961, Bank of the Southwest Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97015, Page 1690, Deed Records, Dallas County, Texas as conveyed to Westmoreland National Bank by Warranty Deed recorded in Volume 533, Page 959, Deed Records, Dallas County, Texas and to Bank of the Southwest by Warranty Deed recorded in Volume 79133, Page 1811 of said Deed Records, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "VOTEX" found for corner at the intersection of the south right-of-way line of June Drive (a 50-foot right-of-way; Volume 13, Page 307, Map Records, Dallas County, Texas) and the west right-of-way line of Westmoreland Road (a 100-foot right-of-way; by use and occupation; no recording information found); same being the northeast corner of said Lot 3; from which a 5/8-inch iron rod found at the northwest corner of said Lot 3 bears N 89°45'02" W, a distance of 102.44 feet;

THENCE S 0°35'33" E, along said west right-of-way line of Westmoreland Road, a distance of 286.45 feet to the **POINT OF BEGINNING**; same being the northeast corner of said 26-foot Fire Lane Easement;

THENCE S 0°35'33" E, continuing along said west right-of-way line of Westmoreland Road, a distance of 26.00 feet to the easternmost southeast corner of said 26-foot Fire Lane Easement;

THENCE S 89°20'36" W, departing said west right-of-way line of Westmoreland Road, a distance of 424.79 feet to an interior ell corner of said 26-foot Fire Lane Easement;

THENCE N 0°35'40" W, a distance of 26.00 feet to a point for corner in the north line of said 26-foot Fire Lane Easement;

THENCE N 89°20'36" E, a distance of 424.79 feet to the **POINT OF BEGINNING** and containing 11,045 square feet or 0.254 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



(For SPRG use only)

Reviewed By: G.S.

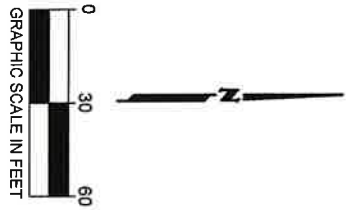
Date: 2-26-21

SPRG NO: 5463

Candy Hone, RPLS 2/8/2021
 Candy Hone
 Registered Professional Land Surveyor, No. 5867

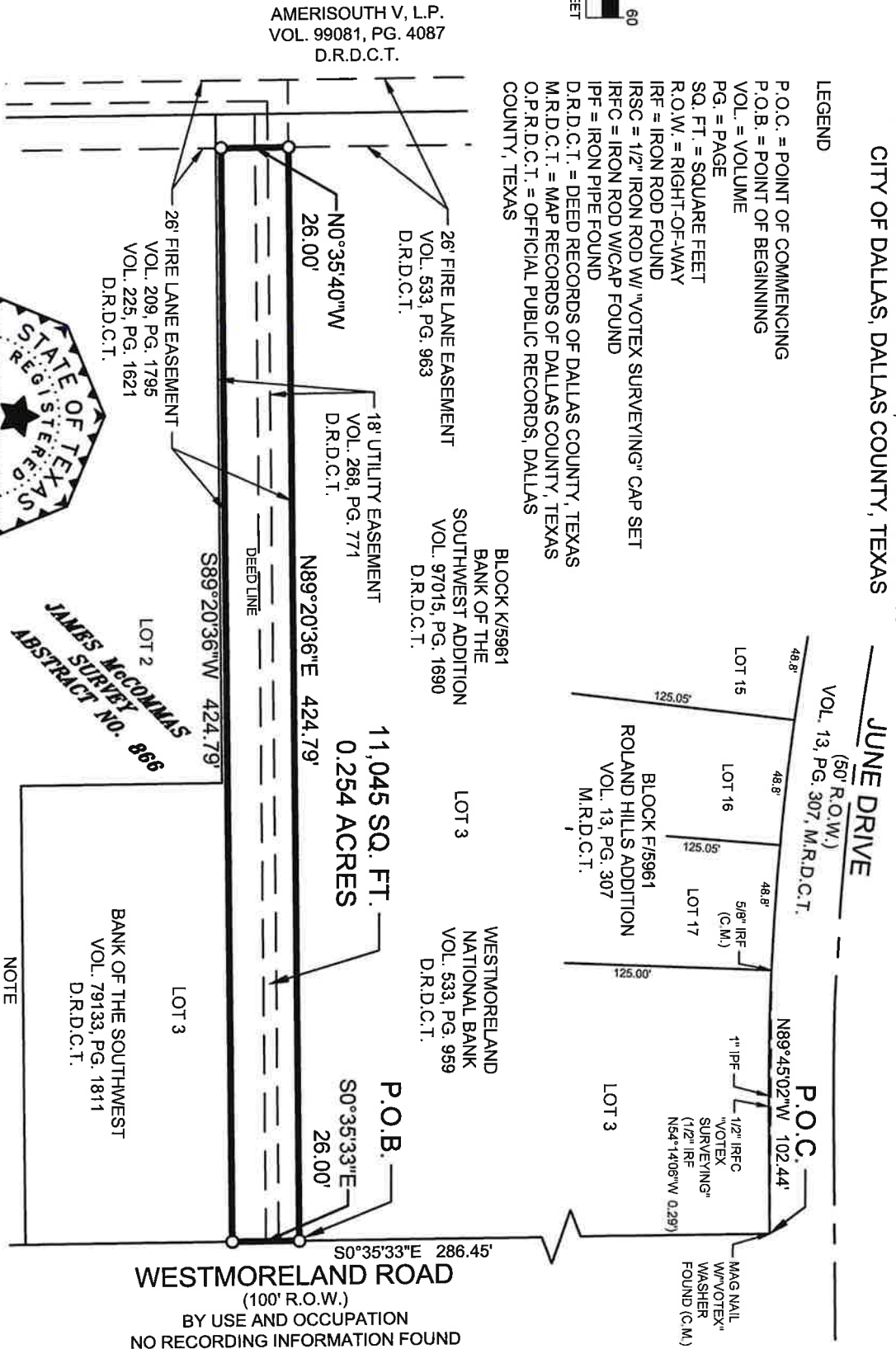
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2020-018
 SHEET 1 OF 2

FIRE LANE EASEMENT ABANDONMENT
LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION
JAMES McCOMMAS SURVEY, ABSTRACT NO. 866
CITY OF DALLAS, DALLAS COUNTY, TEXAS

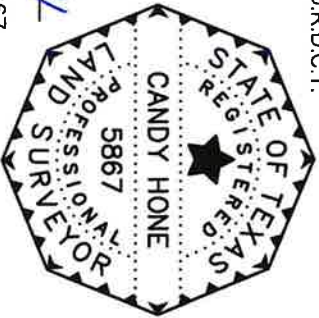


LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- IRSC = 1/2" IRON ROD W/ "VOTEX SURVEYING" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Candy Hone
Registered Professional Land Surveyor, No. 5867



(For SPRG use only)

Reviewed By: G.S.

Date: 2-26-21

SPRG NO: 5463

NOTE

The basis of bearings for this survey is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXP'Y, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2020-018
SHEET 2 OF 2

UTILITY EASEMENT ABANDONMENT
 LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION
 JAMES McCOMMAS SURVEY, ABSTRACT NO. 866
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,646 square foot (0.176 acre) tract of land situated in the James McCommas Survey, Abstract No. 866, City of Dallas, Dallas County, Texas; being a portion of an 18-foot wide Utility Easement recorded in Volume 268, Page 771, Deed Records Dallas County, Texas; same being a portion of Lot 3, Block K/5961, Bank of the Southwest Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97015, Page 1690, Deed Records, Dallas County, Texas as conveyed to Westmoreland National Bank by Warranty Deed recorded in Volume 533, Page 959, Deed Records, Dallas County, Texas and to Bank of the Southwest by Warranty Deed recorded in Volume 79133, Page 1811 of said Deed Records, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "VOTEX" found for corner at the intersection of the south right-of-way line of June Drive (a 50-foot right-of-way; Volume 13, Page 307, Map Records, Dallas County, Texas) and the west right-of-way line of Westmoreland Road (a 100-foot right-of-way; by use and occupation; no recording information found); same being the northeast corner of said Lot 3; from which a 5/8-inch iron rod found at the northwest corner of said Lot 3 bears N 89°45'02" W, a distance of 102.44 feet;

THENCE S 0°35'33" E, along said west right-of-way line of Westmoreland Road, a distance of 312.45 feet to the **POINT OF BEGINNING**; same being the northeast corner of said 18-foot wide Utility Easement;

THENCE S 0°35'33" E, continuing along said west right-of-way line of Westmoreland Road, a distance of 18.00 feet to the southeast corner of said 18-foot wide Utility Easement;

THENCE S 89°20'36" W, departing said west right-of-way line of Westmoreland Road, a distance of 424.79 feet to an interior ell corner of said 18-foot wide Utility Easement;

THENCE N 0°35'40" W, a distance of 18.00 feet to a point for corner in the north line of said 18-foot wide Utility Easement;

THENCE N 89°20'36" E, a distance of 424.79 feet to the **POINT OF BEGINNING** and containing 7,646 square feet or 0.176 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone, RPLS 2/8/2021
 Candy Hone
 Registered Professional Land Surveyor, No. 5867

(For SPRG use only)

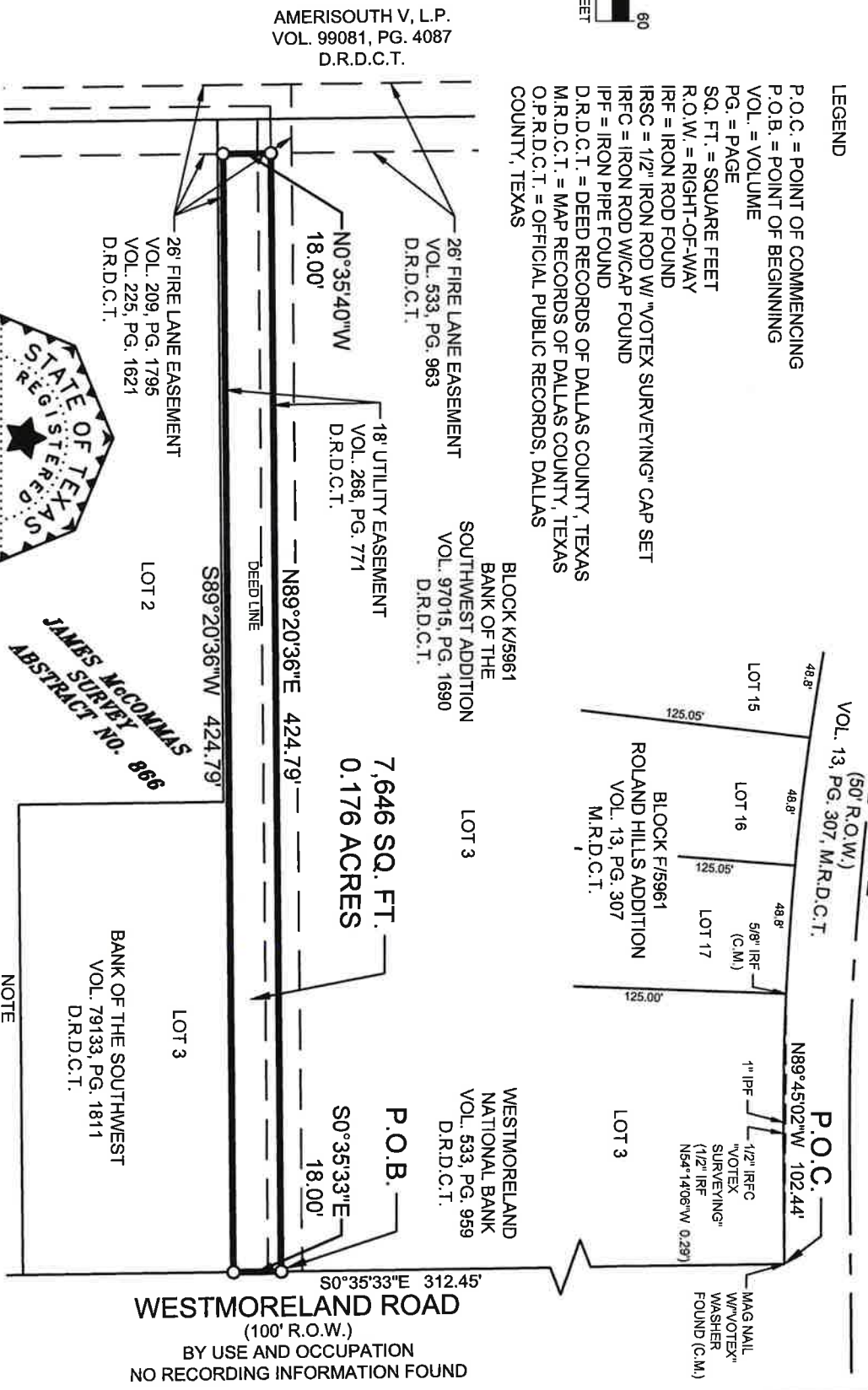
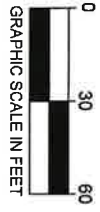
Reviewed By: G.S.
 Date: 2-26-21
 SPRG NO: 5462

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2020-018
 SHEET 1 OF 2

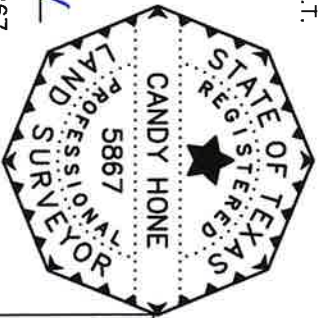
UTILITY EASEMENT ABANDONMENT
 LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION
 JAMES McCOMMAS SURVEY, ABSTRACT NO. 866
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- VOL. = VOLUME
- PG. = PAGE
- SQ. FT. = SQUARE FEET
- R.O.W. = RIGHT-OF-WAY
- IRF = IRON ROD FOUND
- IRSC = 1/2" IRON ROD W/ "VOTEX SURVEYING" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IPF = IRON PIPE FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Candy Hone
 Registered Professional Land Surveyor, No. 5867



(For SPRG use only)
 Reviewed By: G.S.
 Date: 2-26-21
 SPRG NO.: 5462

NOTE
 The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 VOTEX SURVEYING COMPANY - TEPIS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2020-018
 SHEET 2 OF 2

WESTMORELAND ROAD
 (100' R.O.W.)
 BY USE AND OCCUPATION
 NO RECORDING INFORMATION FOUND