

WATER EASEMENT ABANDONMENT
LOT 1, BLOCK A/5495
ST. MARK'S
JAMES A. SMITH SURVEY, ABSTRACT NO. 1339
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 4,744 square foot (0.1089 acre) tract of land situated in the James A. Smith Survey, Abstract No. 1339, City of Dallas, Dallas County, Texas, being part of Lot 1, Block A/5495, St. Mark's, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201000035655, Official Public Records, Dallas County, Texas, being part of a tract of land described in a Warranty Deed to St. Mark's School of Texas, recorded in Volume 99145, Page 2445, Deed Records, Dallas County, Texas, being part of a tract of land described in a Warranty Deed to St. Mark's School of Texas, recorded in Volume 99088, Page 4226, Deed Records, Dallas County, Texas, being part of a tract of land described in a Warranty Deed to St. Mark's School of Texas, recorded in Volume 4369, Page 272, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING from a 1/2" iron rod found at the north end of a corner clip at the intersection of Preston Road (also known as State Highway 289, formerly known as State Highway 14, a 100-foot right-of-way, by use and occupation) and Orchid Lane (a 50-foot right-of-way, recorded in Volume 13, Page 237, Map Records, Dallas County, Texas) for the northwest corner of said Lot 1;

THENCE North 89° 17' 39" East, along the common line between said Orchid Lane and said Lot 1, a distance of 1,071.91 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set, for the **POINT OF BEGINNING**;

THENCE North 89° 17' 39" East, along the common line between said Orchid Lane and said Lot 1, a distance of 20.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set, from which a 1/2" iron rod found bears North 89°17'39" East a distance of 335.19 feet, for the northeast corner of said Lot 1 and the northwest corner of Lot 3, Block 7/5499, Preston Royal No.3, an addition to the City of Dallas, according to the plat recorded in Volume 13, Page 237, Map Records, Dallas County, Texas;

THENCE over and across said Lot 1, the following bearings and distances:

South 00°35'08" East, a distance of 237.18 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set;

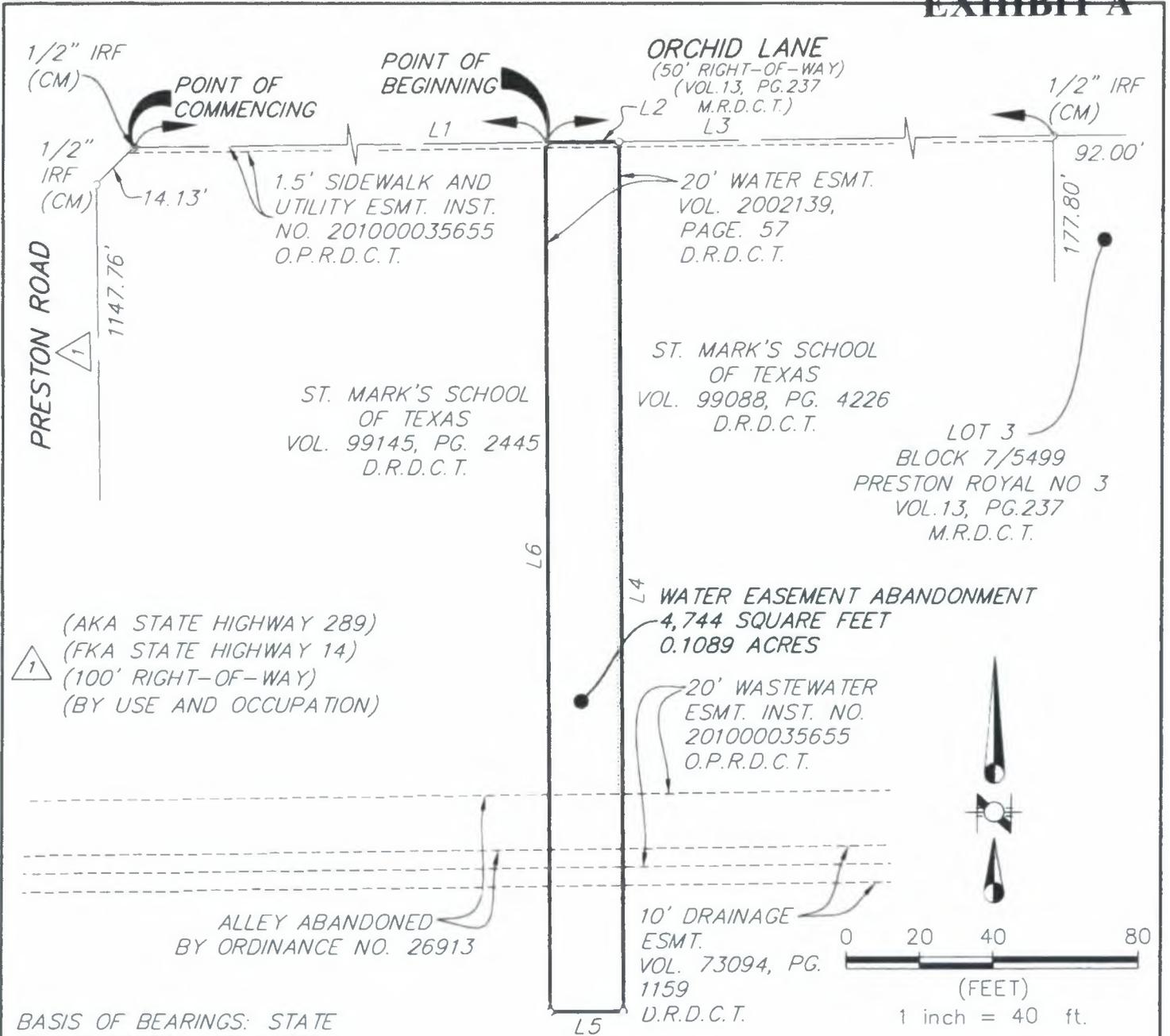
South 89°17'39" West, a distance of 20.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set;

North 00°35'08" West, a distance of 237.18 feet to the **POINT OF BEGINNING**, containing 4,744 square feet or 0.1089 acres of land, more or less.



Brian R. Wade R.P.L.S. No. 6098
04/13/2022

(For SPRG use only)
Reviewed By: PS
Date: 05.04.2023
SPRG NO.: 6285



(AKA STATE HIGHWAY 289)
 (FKA STATE HIGHWAY 14)
 (100' RIGHT-OF-WAY)
 (BY USE AND OCCUPATION)

ALLEY ABANDONED
 BY ORDINANCE NO. 26913

BASIS OF BEARINGS: STATE
 PLANE COORDINATE SYSTEM,
 TEXAS NORTH CENTRAL ZONE
 4202, NORTH AMERICAN DATUM
 OF 1983, ADJUSTMENT
 REALIZATION 2011.

CONTROLLING MONUMENTS: AS
 SHOWN

RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX. 75243
 214-739-8100
 rlg@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00

LOT 1, BLOCK A/5495
 ST. MARK'S
 INST. NO. 201000035655
 O.P.R.D.C.T.

JAMES A. SMITH SURVEY,
 ABSTRACT NO. 1339

ST. MARK'S SCHOOL
 OF TEXAS
 VOL. 4369, PG. 272
 D.R.D.C.T.

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LOT 1, BLOCK A/5495
ST. MARK'S

JAMES A. SMITH SURVEY, ABSTRACT NO. 1339
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
 Reviewed By: *RLG*
 Date: 05.04.2023
 SPRG NO.: 6285

SCALE	1" = 40'	DATE	04/13/2023	SHEET	2 OF 3
JOB NO.	2213.033.100	E-FILE	2213.033WEA	DWG NO.	28,116X

NOTE:
ALL EASEMENT CORNERS SET ARE
1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "RLG INC" UNLESS
OTHERWISE NOTED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°17'39"E	1071.91'
L2	N89°17'39"E	20.00'
L3	N89°17'39"E	335.19'
L4	S00°35'08"E	237.18'
L5	S89°17'39"W	20.00'
L6	N00°35'08"W	237.18'



[Signature]
BRIAN R WADE, RPLS NO. 6098
4/13/2023

LEGEND

- WATER EASEMENT ABANDONMENT
- EASEMENT LINE
- PROPERTY LINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- (CM) CONTROLLING MONUMENT
- IRF IRON ROD FOUND

BASIS OF BEARINGS: STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH
CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN

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