

SANITARY SEWER EASEMENT ABANDONMENT

C.W. GUILD'S PARK AVENUE ADDITION
 Lot 16, Block B, City Block B/458
 John Grigsby Survey, Abstract Number 495
 City of Dallas, Dallas County, Texas

BEING a 1,413 square foot or 0.0324 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, said tract being a portion of Lot 16, Block B, out of the C.W. Guild's Park Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 82, Page 152, Deed Records of Dallas County, Texas (D.R.D.C.T.), City Block B/458 Official City of Dallas Block Numbers, and also being a portion that certain tract of land described in Special Warranty Deed with Vendor's Lien to Harwood Cedars Developers, LLC recorded in Instrument Number 202100354904, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); a sanitary sewer easement by use and occupation, no record document found; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found in the intersection of the northwest right-of-way line of Corinth Street, a variable width right-of-way, and the northeast right-of-way line of Park Avenue, a 50-foot right-of-way, both as shown on said plat of C.W. Guild's Park Avenue Addition, and being at the west end of a 12.5-foot corner clip to the City of Dallas as recorded in Volume 227, Page 883, D.R.D.C.T.;

THENCE North 76 degrees 16 minutes 29 seconds East, with the common line between Lot 18 of said C.W. Guild's Park Avenue Addition and a northwesterly line of said corner clip to the City of Dallas, a distance of 12.50 feet, to a 1/2- inch iron rod found for the west corner of said corner clip;

THENCE North 26 degrees 53 minutes 17 seconds East, departing said northeast right-of-way line of Park Avenue, with the northwest right-of-way line of said Corinth Street, a distance of 89.19 feet, to the east corner of Lot 17 of said C.W. Guild's Park Avenue Addition, the south corner of aforesaid Lot 16, and south corner of said Harwood Cedars Developers, LLC Tract;

THENCE North 25 degrees 28 minutes 52 seconds East, with the common line of said Lot 16 and the northwest right-of-way line of said Corinth Street, a distance of 3.50 feet to the **POINT OF BEGINNING**;

THENCE North 46 degrees 10 minutes 42 seconds West, departing said northwest right-of-way line of Corinth Street, over and across said Harwood Cedars Tract and said Lot 16, and along an existing sewer line as referenced on DWU Engineering File 411Q-748, Sheet 1, a distance of 142.40 feet to the common northwest line of said Lot 16 and aforesaid Hardwood Cedars Developers Tract, and being in the southeast right-of-way line of a called 12.5 foot Alley as shown on the plat of aforesaid C.W. Guild's Park Avenue Addition;

THENCE North 37 degrees 16 minutes 21 seconds East, with the common northwest line of said Lot 16 and said Hardwood Cedars Tract, same being the southeast line of said 12.5-foot Alley, a distance of 10.07 feet;



8140 Walnut Hill Lane, Suite 905
 Dallas, Texas 75231

(FOR SPRG USE ONLY)

REVIEWED

BY: G.S.

DATE: 6-28-22

SPRG NO: 5941

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Lot 16, Block B, City Block B/458

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City of Dallas, Dallas County, Texas

THENCE South 46 degrees 10 minutes 42 seconds East, departing the common southeast line of said 12.5-foot Alley, same being the northwest line of said Lot 16, over and across said Harwood Cedars Tract and said Lot 16, and along aforesaid existing sewer line a distance of 140.23 feet to the northwest right-of-line of aforesaid Corinth Street;

THENCE South 25 degrees 28 minutes 52 seconds West, with the common line of said Lot 16 and the northwest right-of-way line of said Corinth Street, a distance of 10.54 feet to the **POINT OF BEGINNING**, and containing **1,413 square feet** or **0.0324 acres** of land more or less;

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

This metes and bounds description is accompanied by an exhibit of even date.

 6/14/22

Dustin C. Kaiser Date:
Registered Professional Land Surveyor
Texas Registration No. 6918
Urban Structure, TBPLS Firm No. 10194610



8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231

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REVIEWED

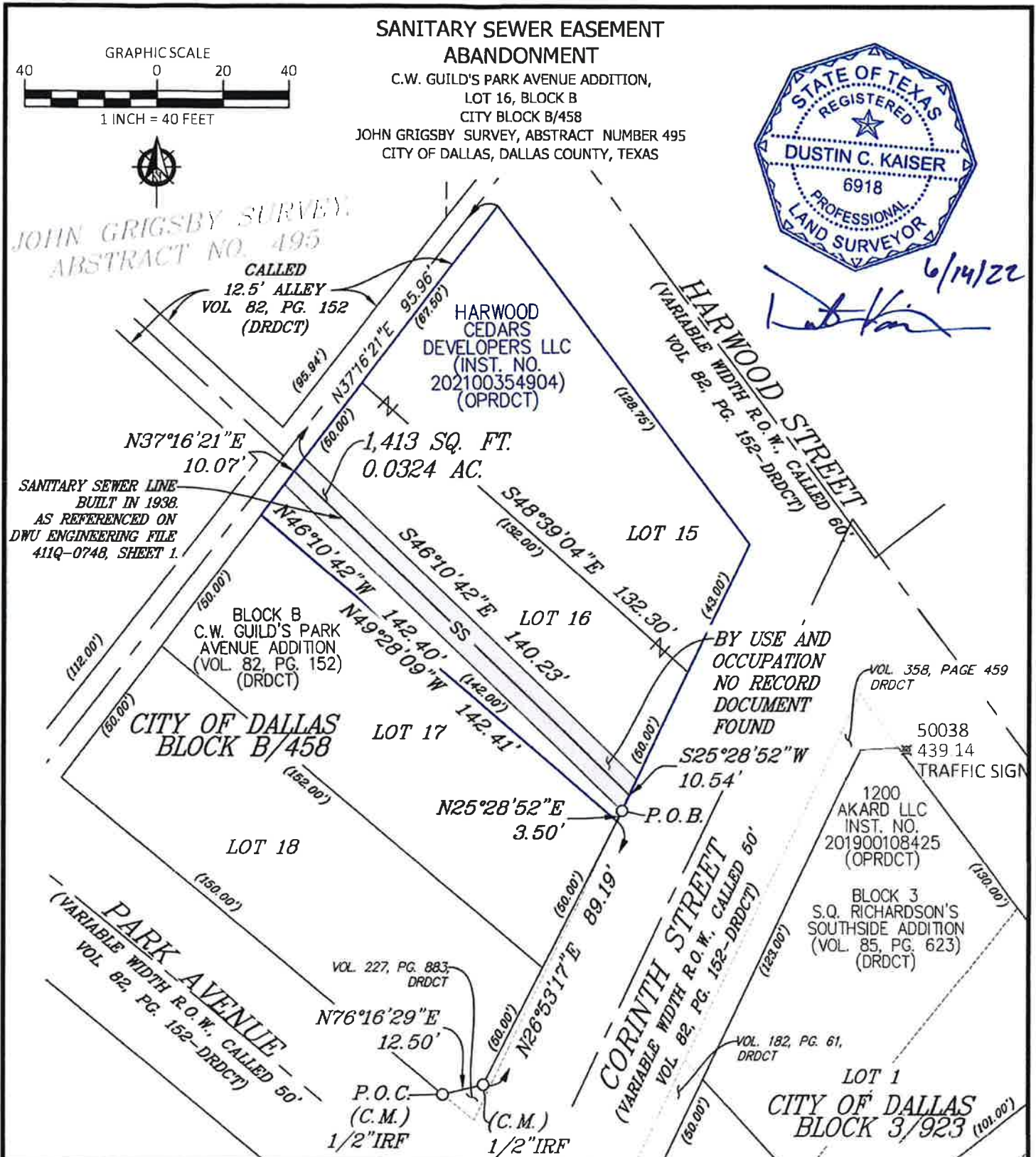
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SS_ESMT_ABANDON-83G.dwg
Print Date: JUNE 14TH, 2022

**LEGEND**

Z	DENOTES COMMON LAND OWNERSHIP
VOL, PG	VOLUME, PAGE
SQ. FT., AC	SQUARE FEET, ACRES
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
C.M.	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
(XX XX')	RECORD DISTANCES
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
3. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

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8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 www.urbanstruct.com 214.295.5775