

**DRAINAGE EASEMENT ABANDONMENT
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 4,570 SQUARE FOOT (0.1049 ACRES) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS (TRACT 2, PARCEL B), & (TRACT 2, PARCEL C) IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 20070156154, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING A PORTION OF A DRAINAGE EASEMENT DESCRIBED IN A DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NO. 201500252321, O.P.R.D.C.T.; SAID 4,570 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, FORMERLY KNOWN AS ROSS AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY USE AND OCCUPATION, NO RECORD DOCUMENT FOUND, WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED BY VOLUME 106, PAGE 233 AND VOLUME 91, PAGE 108, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), AND BEING THE NORTHEAST CORNER OF A CALLED 0.4988 ACRE TRACT OF LAND IN CITY OF DALLAS BLOCK NO. 7270 AND DESCRIBED AS TRACT 2 IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, O.P.R.D.C.T., SAID POINT ALSO BEING IN THE WEST LINE OF A CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, O.P.R.D.C.T., AND FROM WHICH A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY (VARIABLE WIDTH RIGHT-OF-WAY), CREATED BY BOOK S, PAGE 366, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEARS SOUTH 01°06'44" EAST, A DISTANCE OF 181.53 FEET;

THENCE NORTH 01°06'44" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 88.26 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 2.4157 ACRE TRACT OF LAND SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 2, PARCEL C;

THENCE NORTH 89°15'53" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID TRACT 2, PARCEL C, A DISTANCE OF 206.34 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TRACT 2, PARCEL C AND SAID TRACT 2, PARCEL B, THE FOLLOWING CALLS;

1. NORTH 09°52'16" EAST, A DISTANCE OF 38.94 FEET TO A POINT FOR CORNER;
2. NORTH 01°02'34" WEST, A DISTANCE OF 265.73 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY AVENUE, FORMERLY KNOWN AS AKRON STREET (45-FOOT PUBLIC RIGHT-OF-WAY, ORDINANCE NO. 30515), AND CREATED BY RIGHT-OF-WAY DEDICATION AUTHORIZED BY ORDINANCE NO. 30706, RECORDED IN INSTRUMENT NO. 201700361291, O.P.R.D.C.T., AND IN A WARRANTY DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NO. 201700358653, O.P.R.D.C.T.;

(For SPRG use only)

Reviewed by: JD Date: 11/15/21 SPRG NO: 5742

**DRAINAGE EASEMENT ABANDONMENT
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 89°15'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BROADWAY AVENUE, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BROADWAY AVENUE OVER AND ACROSS SAID TRACT 2, PARCEL B AND TRACT 2, PARCEL C, THE FOLLOWING CALLS;

1. SOUTH 01°02'34" EAST, A DISTANCE OF 267.08 FEET TO A POINT FOR CORNER;
2. SOUTH 09°52'16" WEST, A DISTANCE OF 37.57 FEET TO A POINT FOR CORNER IN COMMON LINE OF SAID TRACT 2, PARCEL C AND SAID 2.4157 ACRE TRACT OF LAND;

THENCE SOUTH 89°15'53" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 15.26 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 4,570 SQUARE FEET OR 0.1049 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



(For SPRG use only)

Reviewed by: JD Date: 11/15/21 SPRG NO: 5742

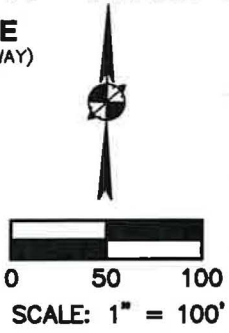
BEEVILLE STREET

(VARIABLE WIDTH PUBLIC R.O.W.)
 F.K.A. SCOTT STREET
 F.K.A. FREDERICK STREET
 (VOL. 106, PG. 233 &
 VOL. 91, PG. 108, M.R.D.C.T.)

RIGHT-OF-WAY DEDICATION
 AUTHORIZED BY ORD. NO. 30706
 INST. NO. 201700361291,
 O.P.R.D.C.T.
 WARRANTY DEED
 INST. NO. 201700358653
 O.P.R.D.C.T.

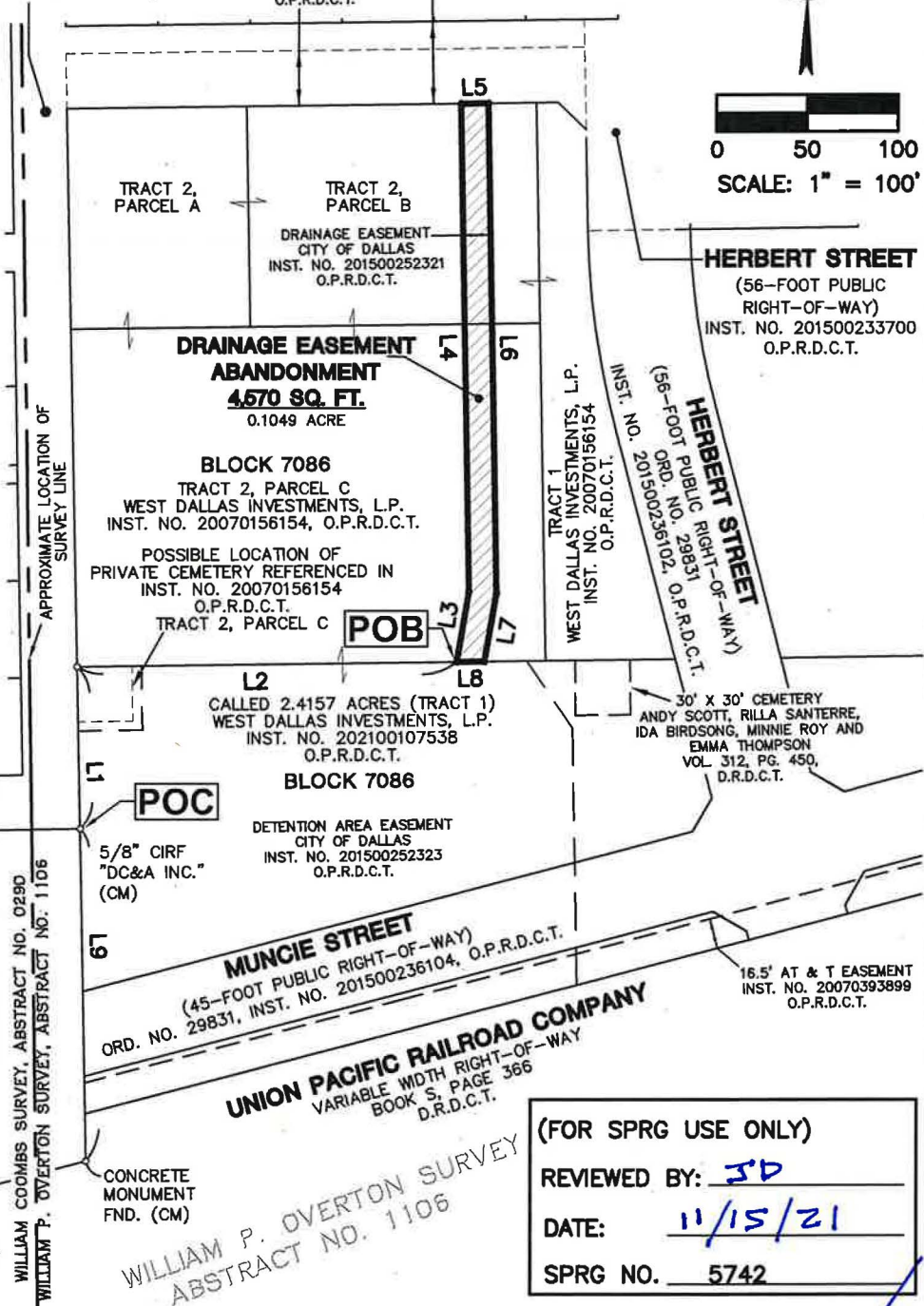
BROADWAY AVENUE
 (45-FOOT PUBLIC RIGHT-OF-WAY)
 (F.K.A. AKRON STREET)
 (ORD. NO. 30515)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°06'44" W	88.26'
L2	N 89°15'53" E	206.34'
L3	N 09°52'16" E	38.94'
L4	N 01°02'34" W	265.73'
L5	N 89°15'55" E	15.00'
L6	S 01°02'34" E	267.08'
L7	S 09°52'16" W	37.57'
L8	S 89°15'53" W	15.26'
L9	S 01°06'44" E	181.53'



LEGEND

CIRF	CAPPED IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
F.K.A.	FORMALLY KNOW AS
AC.	ACRE
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT FOUND
R.O.W.	RIGHT-OF-WAY
POB	POINT OF COMMENCING
POC	POINT OF BEGINNING
ORD. NO.	ORDINANCE NUMBER
↔	LAND HOOK (DENOTES COMMON OWNERSHIP)



FABRICATION STREET F.K.A. ROSS AVENUE
 (30' PUBLIC R.O.W., BY USE AND OCCUPATION,
 NO RECORD DOCUMENT FOUND)

CALLED 0.320 ACRE
 WEST DALLAS
 INVESTMENTS L.P.
 INST. NO. 201100356754
 O.P.R.D.C.T.

WEST DALLAS INVESTMENTS L.C.
 INST. NO. 20080172620
 O.P.R.D.C.T.

BLOCK 7270
 CALLED 0.4988 ACRE (TRACT 2)
 WEST DALLAS INVESTMENTS, L.P.
 INST. NO. 202100107538
 O.P.R.D.C.T.

CITY TRUCK PARTS, INC.
 VOL. 80166, PG. 1243
 D.R.D.C.T.

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

5/8" CIRF
 "DC&A INC."
 (CM)

DETENTION AREA EASEMENT
 CITY OF DALLAS
 INST. NO. 201500252323
 O.P.R.D.C.T.

MUNCIE STREET
 (45-FOOT PUBLIC RIGHT-OF-WAY)
 ORD. NO. 29831, INST. NO. 201500236104, O.P.R.D.C.T.

UNION PACIFIC RAILROAD COMPANY
 VARIABLE WIDTH RIGHT-OF-WAY
 BOOK 5, PAGE 366
 D.R.D.C.T.

CONCRETE
 MONUMENT
 FND. (CM)

WILLIAM P. OVERTON SURVEY
 ABSTRACT NO. 1106

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 11/15/21

SPRG NO. 5742

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

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 Plano, Texas 75024
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**DRAINAGE EASEMENT
 ABANDONMENT**
 BLOCK 7086
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

V:\2220\active\222011823\survey\drawings\exhibits\11823v_ex_dr_aban.dwg modified by mikrmurphy on Nov 1, 21 11:30 AM

**DETENTION AREA EASEMENT ABANDONMENT
BEING IN 2.4157 ACRES
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 5,525 SQUARE FEET (0.1268 ACRES) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING A PORTION OF A DETENTION AREA EASEMENT DESCRIBED IN A DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NO. 201500252323, O.P.R.D.C.T.; SAID 5,525 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, FORMERLY KNOWN AS ROSS AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY USE AND OCCUPATION, NO RECORD DOCUMENT FOUND, WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED BY VOLUME 106, PAGE 233, AND VOLUME 91, PAGE 108, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 0.4988 ACRE TRACT OF LAND IN CITY OF DALLAS BLOCK NO. 7270 AND DESCRIBED AS TRACT 2 IN SAID DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, O.P.R.D.C.T., AND BEING IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND;

THENCE SOUTH 01°06'44" EAST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND THE EAST LINE OF SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 135.23 FEET TO A POINT FOR CORNER AND THE **POINT OF BEGINNING**, SAID POINT ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MUNCHIE STREET, (45-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY ORDINANCE NO. 29831, AND RECORDED IN INSTRUMENT NO. 201500236104, O.P.R.D.C.T.;

THENCE NORTH 75°16'09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MUNCIE STREET, A DISTANCE OF 276.25 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01°02'34" EAST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MUNCHIE STREET AND CONTINUING OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND, A DISTANCE OF 20.58 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, (VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN BOOK S, PAGE 366, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE SOUTH 75°16'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 276.23 FEET TO A POINT FOR CORNER, AND AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, SAID POINT ALSO BEING IN THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, AND FROM WHICH A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY, BEARS SOUTH 01°06'44" EAST, A DISTANCE OF 25.72 FEET;

(For SPRG use only)

Reviewed by: JD Date: 11/15/21 SPRG NO: 5741

**DETENTION AREA EASEMENT ABANDONMENT
BEING IN 2.4157 ACRES
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE NORTH 01°06'44" WEST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 20.58 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 5,525 SQUARE FEET OR 0.1268 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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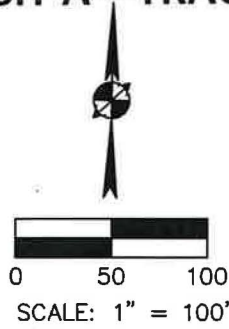
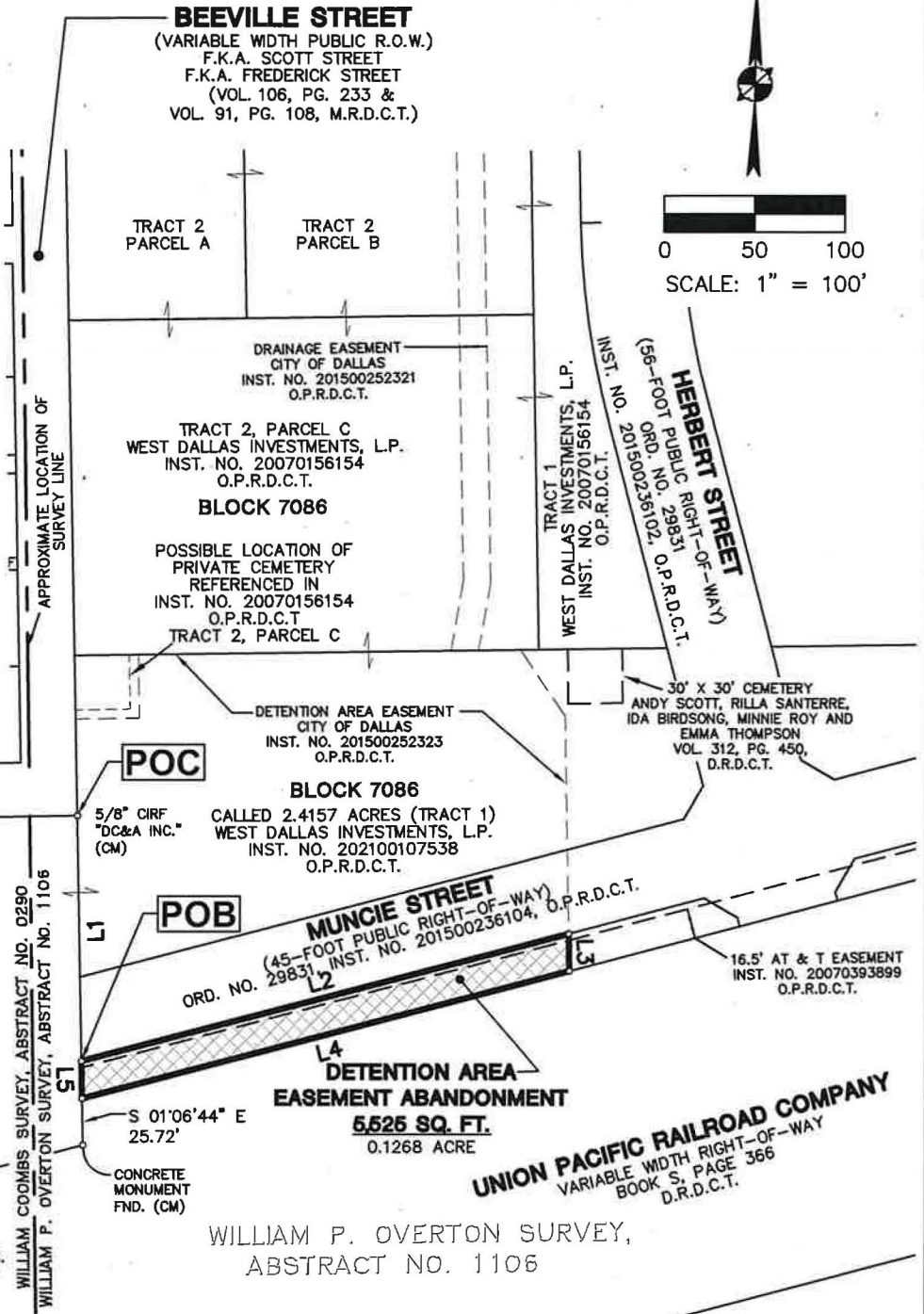
Reviewed by: JD Date: 11/15/21 SPRG NO: 5741

EXHIBIT A - TRACT 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°06'44" E	135.23'
L2	N 75°16'09" E	276.25'
L3	S 01°02'34" E	20.58'
L4	S 75°16'09" W	276.23'
L5	N 01°06'44" W	20.58'

LEGEND

- CIRF CAPPED IRON ROD FOUND
- 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 OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOW AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- R.O.W. RIGHT-OF-WAY
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ORD. NO. ORDINANCE NUMBER
- LAND HOOK (DENOTES COMMON OWNERSHIP)



FABRICATION STREET F.K.A. ROSS AVENUE
(30' PUBLIC R.O.W., BY USE AND OCCUPATION, NO RECORD DOCUMENT FOUND)

POC

POB

DETENTION AREA EASEMENT ABANDONMENT
5,526 SQ. FT.
0.1268 ACRE

UNION PACIFIC RAILROAD COMPANY
VARIABLE WIDTH RIGHT-OF-WAY
BOOK S, PAGE 366
D.R.D.C.T.

WILLIAM P. OVERTON SURVEY,
ABSTRACT NO. 1106

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 11/15/21

SPRG NO. 5741



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DETENTION AREA EASEMENT ABANDONMENT

BEING IN 2.4157 ACRES
BLOCK 7086

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

**DETENTION AREA EASEMENT ABANDONMENT
BEING IN 2.4157 ACRES
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 36,947 SQUARE FEET (0.8482 ACRES) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING A PORTION OF A DETENTION AREA EASEMENT DESCRIBED IN A DEED TO THE CITY OF DALLAS, RECORDED IN INSTRUMENT NO. 201500252323, O.P.R.D.C.T.; SAID 36,947 SQUARE FEET TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, FORMERLY KNOWN AS ROSS AVENUE (30-FOOT PUBLIC RIGHT-OF-WAY), CREATED BY USE AND OCCUPATION, NO RECORD DOCUMENT FOUND, WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, FORMERLY KNOWN AS SCOTT STREET AND FREDERICK STREET (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED BY VOLUME 106, PAGE 233, AND VOLUME 91, PAGE 108, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 0.4988 ACRE TRACT OF LAND IN CITY OF DALLAS BLOCK NO. 7270 AND DESCRIBED AS TRACT 2 IN SAID DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, O.P.R.D.C.T., AND BEING IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND;

THENCE NORTH 01°06'44" WEST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, A DISTANCE OF 53.26 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND THE EAST RIGHT-OF-WAY LINE OF SAID BEEVILLE STREET, OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND THE FOLLOWING CALLS;

1. NORTH 89°15'53" EAST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER;
2. NORTH 01°06'44" WEST, A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID 2.4157 ACRE TRACT OF LAND, SAME BEING THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2, PARCEL C IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, LP, RECORDED IN INSTRUMENT NO. 20070156154, O.P.R.D.C.T.;

THENCE NORTH 89°15'53" EAST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID TRACT 2, PARCEL C, A DISTANCE OF 209.57 FEET TO A POINT FOR CORNER;

THENCE DEPARTING SAID COMMON LINE AND CONTINUING OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND THE FOLLOWING CALLS;

1. SOUTH 34°08'43" EAST, A DISTANCE OF 44.16 FEET TO A POINT FOR CORNER;
2. SOUTH 01°02'34" EAST, A DISTANCE OF 73.49 FEET TO A POINT FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF MUNCIE STREET (45-FOOT RIGHT-OF-WAY),

(For SPRG use only)

Reviewed by: JD Date: 11/15/21 SPRG NO: 5740

**DETENTION AREA EASEMENT ABANDONMENT
BEING IN 2.4157 ACRES
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CREATED BY ORDINANCE NO. 29831, AND RECORDED IN INSTRUMENT NO. 201500236104,
O.P.R.D.C.T.;

THENCE SOUTH 75°16'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MUNCIE STREET, A DISTANCE OF 276.31 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF A CALLED 0.4988 TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NO. 202100107538, O.P.R.D.C.T., AND FROM WHICH A CONCRETE MONUMENT FOUND AT AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, (VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN BOOK S, PAGE 366, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), BEARS SOUTH 01°06'44" EAST, A DISTANCE OF 92.60 FEET;

THENCE NORTH 01°06'44" WEST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 88.92 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 36,947 SQUARE FEET OR 0.8482 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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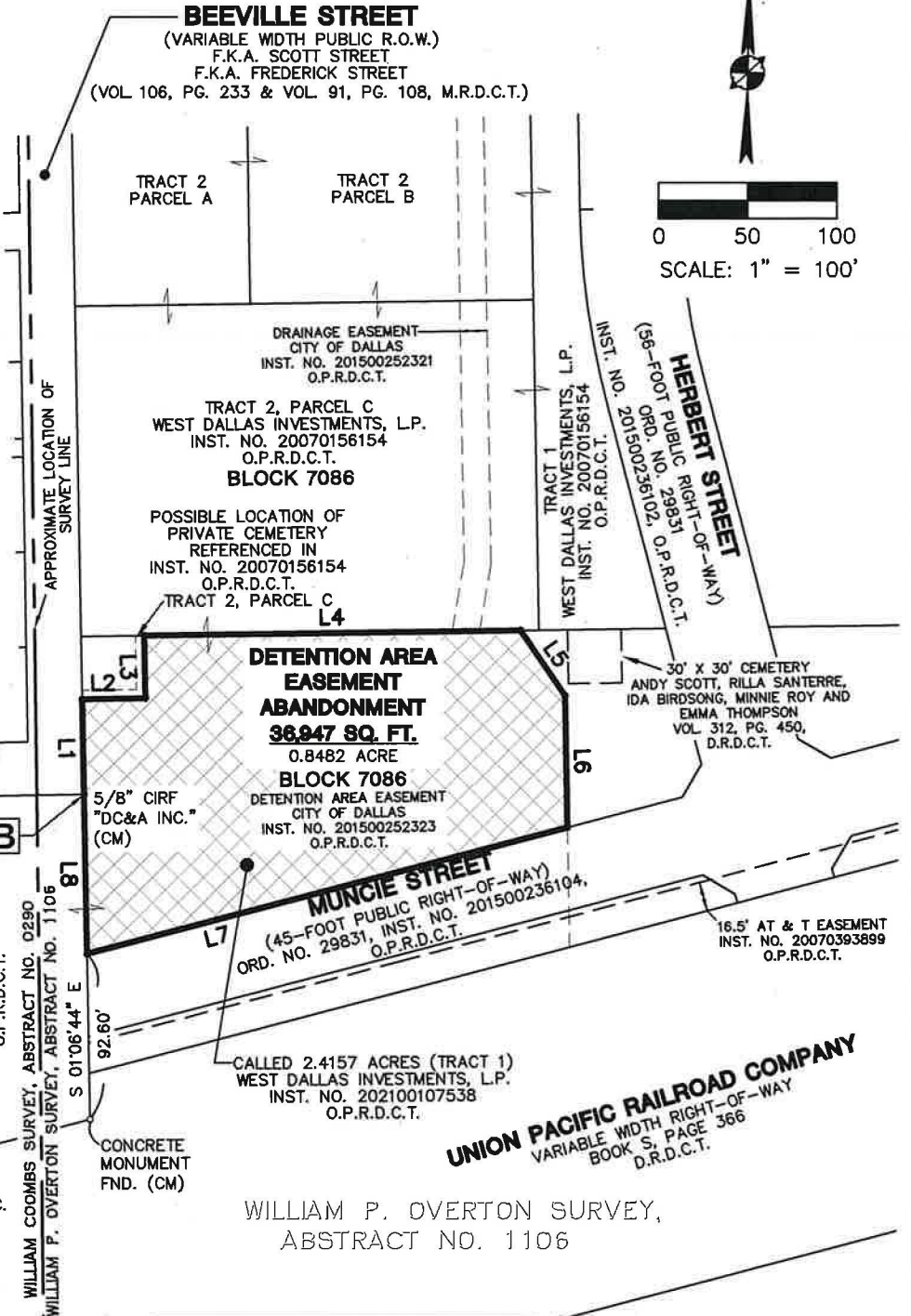
Reviewed by: JD Date: 11/15/21 SPRG NO: 5740

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 01°06'44" W	53.26'
L2	N 89°15'53" E	35.00'
L3	N 01°06'44" W	35.00'
L4	N 89°15'53" E	209.57'
L5	S 34°08'43" E	44.16'
L6	S 01°02'34" E	73.49'
L7	S 75°16'09" W	276.31'
L8	N 01°06'44" W	88.92'

LEGEND

- CIRF CAPPED IRON ROD FOUND
- 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 OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT FOUND
- R.O.W. RIGHT-OF-WAY
- POB POINT OF BEGINNING
- ORD. NO. ORDINANCE NUMBER
- LAND HOOK (DENOTES COMMON OWNERSHIP)

FABRICATION STREET F.K.A. ROSS AVENUE
(30' PUBLIC R.O.W., BY USE AND OCCUPATION, NO RECORD DOCUMENT FOUND)



POB

5/8" CIRF "DC&A INC." (CM)

92.60'

87'

S 01°06'44" E

WILLIAM COOMBS SURVEY, ABSTRACT NO. 0290

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

APPROXIMATE LOCATION OF SURVEY LINE

TRACT 2, PARCEL C L4

TRACT 1

WEST DALLAS INVESTMENTS, L.P. INST. NO. 20070156154 O.P.R.D.C.T.

WEST DALLAS INVESTMENTS, L.P. INST. NO. 201500236102 O.P.R.D.C.T.

(58'-FOOT PUBLIC RIGHT-OF-WAY)

HERBERT STREET

30' x 30' CEMETERY ANDY SCOTT, RILLA SANTERRE, IDA BIRDSONG, MINNIE ROY AND EMMA THOMPSON VOL. 312, PG. 450, D.R.D.C.T.

16.5' AT & T EASEMENT INST. NO. 20070393899 O.P.R.D.C.T.

CALLLED 0.320 ACRE WEST DALLAS INVESTMENTS L.P. INST. NO. 201100336754 O.P.R.D.C.T.

WEST DALLAS INVESTMENTS L.P. INST. NO. 20080172620 O.P.R.D.C.T.

BLOCK 7270

CALLLED 0.4988 ACRE (TRACT 2) WEST DALLAS INVESTMENTS L.P. INST. NO. 202100107538 O.P.R.D.C.T.

WILLIAM COOMBS SURVEY, ABSTRACT NO. 0290

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CONCRETE MONUMENT FND. (CM)

CALLLED 0.316 ACRE WEST DALLAS INVESTMENTS L.P. INST. NO. 201600138831 O.P.R.D.C.T.

WEST DALLAS INVESTMENTS L.P. INST. NO. 20080172620 O.P.R.D.C.T.

BLOCK 7086

DETENTION AREA EASEMENT ABANDONMENT 38,947 SQ. FT. 0.8482 ACRE

BLOCK 7086

DETENTION AREA EASEMENT CITY OF DALLAS INST. NO. 201500252323 O.P.R.D.C.T.

MUNCIE STREET (45'-FOOT PUBLIC RIGHT-OF-WAY) ORD. NO. 29831, INST. NO. 201500236104, O.P.R.D.C.T.

CALLLED 2.4157 ACRES (TRACT 1) WEST DALLAS INVESTMENTS, L.P. INST. NO. 202100107538 O.P.R.D.C.T.

UNION PACIFIC RAILROAD COMPANY VARIABLE WIDTH RIGHT-OF-WAY BOOK 5, PAGE 366 D.R.D.C.T.

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

(FOR SPRG USE ONLY)

REVIEWED BY: JD

DATE: 11/15/21

SPRG NO. 5740

Stantec

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DETENTION AREA EASEMENT ABANDONMENT

BEING IN 2.4157 ACRES

BLOCK 7086

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724