

**UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION
Part of Lot 1, Block A/6270
Jesse Elam Survey, Abstract No. 444
City of Dallas, Dallas County, Texas**

BEING a 19,371 square foot strip of land situated in the Jesse Elam Survey, Abstract No. 444, City of Dallas, Dallas County, Texas and being a part of Lot 1, Block A/6270 of DART BUCKNER STATION ADDITION, an addition to the City of Dallas, according to the Final Plat thereof, recorded in Instrument No. 200900135933, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and said strip of land being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southeast corner of the above described Lot 1, Block A/6270, at the intersection of the present west right-of-way line of S. Buckner Boulevard (104.5' wide right-of-way at this point) and the southwest right-of-way line of Dallas Area Rapid Transit (D.A.R.T.) (a 200' wide right-of-way) as evidenced by the deed recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas (D.R.D.C.T.) and same being the northeast corner of Lot 1, Block A/6268 of DAL-TILE Addition, an addition to the City of Dallas, according to the Final Plat thereof, recorded in Volume 90013, Page 1648, D.R.D.C.T. and as further described in a Warranty Deed to DAL-TILE Corporation, recorded in Volume 87210, Page 3859, D.R.D.C.T.;

THENCE: North 00 deg. 48 min. 22 sec. West, along the west right-of-way line of said S. Buckner Boulevard, a distance of 422.62 feet to the easterly southeast corner of a 20' wide Utility Easement as dedicated by the above described DART Buckner Station Addition plat for the **POINT OF BEGINNING**;

THENCE: Departing from S. Buckner Boulevard, over & across said Lot 1, Block A/6270 of said DART Buckner Station Addition and along the southern and western lines of said utility easement as follows:

South 89 deg. 05 min. 04 sec. West, a distance of 144.31 feet to a point for corner;
South 00 deg. 54 min. 56 sec. East, a distance of 89.86 feet to a point for corner;
South 89 deg. 05 min. 04 sec. West, a distance of 15.00 feet to a point for corner;
North 00 deg. 54 min. 56 sec. West, a distance of 89.86 feet to a point for corner;
South 89 deg. 05 min. 04 sec. West, a distance of 8.94 feet to a point for corner;

SPRG USE ONLY

Reviewed By: M.M.

Date: 6.5.25

SPRG No. 6938

UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION

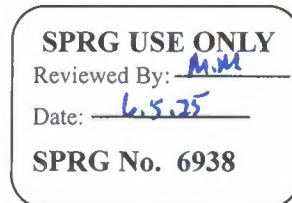
Part of Lot 1, Block A/6270
Jesse Elam Survey, Abstract No. 444
City of Dallas, Dallas County, Texas

North 49 deg. 57 min. 50 sec. West, a distance of 466.43 feet to a point for corner;
North 00 deg. 04 min. 46 sec. West, a distance of 82.49 feet to a point for corner;
South 89 deg. 55 min. 14 sec. West, a distance of 75.00 feet to a point for corner;
North 00 deg. 04 min. 46 sec. West, a distance of 15.00 feet to a point for corner;
North 89 deg. 55 min. 14 sec. East, a distance of 75.00 feet to a point for corner;
North 00 deg. 04 min. 46 sec. West, a distance of 128.98 feet to a point for corner
on the north line of said Lot 1, Block A/6270 and the south right-of-way line of Elam Road (a
variable width right-of-way) and said point being in a non-tangent curve to the right, having a radius
of 5,799.80 feet, a central angle of 0 deg. 11 min. 52 sec. and a chord that bears North 87 deg. 39
min. 26 sec. East – 20.02 feet and said point bears easterly, an arc distance of 16.75 feet from a 1/2
inch iron rod, topped with a red plastic cap, stamped “RPLS 4701”, (CIRF) found for the beginning
of said curve;

THENCE: Along the common line of said Lot 1, Block A/6270 and said Elam Road and with said
curve to the right, an arc distance of 20.02 feet to a point for the northeastern corner of said utility
easement;

THENCE: Departing from said Elam Road, over & across said Lot 1, Block A/6270 and along the
eastern and northern lines of said utility easement as follows:

South 00 deg. 04 min. 46 sec. East, a distance of 217.96 feet to a point for corner;
South 49 deg. 57 min. 50 sec. East, a distance of 449.66 feet to a point for corner;
North 89 deg. 05 min. 04 sec. East, a distance of 160.82 feet to a point for corner on the east
line of said Lot 1, Block A/6270 and the west right-of-way line of the above described S. Buckner
Boulevard;



**UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION
Part of Lot 1, Block A/6270
Jesse Elam Survey, Abstract No. 444
City of Dallas, Dallas County, Texas**

THENCE: South 00 deg. 48 min. 22 sec. East, along the common line of said Lot 1, Block A/6270 and S. Buckner Boulevard, a distance of 20.00 feet to the **POINT OF BEGINNING and containing 19,371 square feet or 0.445 acres of land.**

Note:

The bearings shown hereon are geodetic and reference to the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 15th Day of April, 2025.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



Prepared By:

RINGLEY & ASSOCIATES, INC.
Texas Firm Registration No. 10061300
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

SPRG USE ONLY

Reviewed By: M.M.

Date: 6-5-25

SPRG No. 6938

MATCHLINE TO SHEET 5

JESSE ELAM SURVEY
ABSTRACT NO. 444

EXHIBIT A

UTILITY EASEMENT
ABANDONMENT
19,371 Sq. Feet
0.445 Acres

200' WIDE RIGHT-OF-WAY
DALLAS AREA RAPID TRANSIT
Vol. 88083, Pg. 4905 ~ D.R.D.C.T.

LOT 1, BLOCK A/6270
DART BUCKNER STATION
ADDITION
Inst. No. 200900135933
O.P.R.D.C.T.

LOT 2, A/6268
DAL-TILE ADDITION
Vol. 90013, Pg. 1648
D.R.D.C.T.

DAL-TILE CORPORATION
Vol. 87210, Pg. 3859
D.R.D.C.T.

LOT 1, BLOCK A/6268
DAL-TILE ADDITION
Vol. 90013, Pg. 1648
D.R.D.C.T.

2.5' RIGHT-OF-WAY
DEDICATION
Inst. No. 200900135933
O.P.R.D.C.T.

DAL-TILE CORPORATION
Vol. 87210, Pg. 3859
D.R.D.C.T.

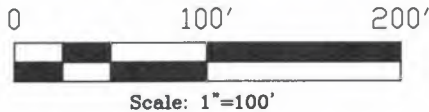
P.O.C.
1/2" IRF W/Cap
Stamped "RPLS 4701"
(CM)

S. BUCKNER BOULEVARD
(104.5' Wide Right-of-way)

P.O.B. KIPLING DRIVE
(50' Right-of-way)
(Vol. 41, Pg. 221)

BLOCK C/6353
C.A. HANOVER ADDITION
Vol. 4, Pg. 433
M.R.D.C.T.

BLOCK
6354



Scale: 1"=100'

DALLAS AREA RAPID TRANSIT (D.A.R.T.)
VESTING DEEDS:

Vol. 88083, Pg. 4905, D.R.D.C.T.
Vol. 2005143, Pg. 8965, D.R.D.C.T.
Vol. 2005143, Pg. 14260, D.R.D.C.T.
Inst. No. 200503586301, O.P.R.D.C.T.
Inst. No. 200503538228, O.P.R.D.C.T.
Inst. No. 200600257676, O.P.R.D.C.T.
Inst. No. 200600261578, O.P.R.D.C.T.
Inst. No. 200600374946, O.P.R.D.C.T.



SPRG USE ONLY

Reviewed by: M.M.

Date: 6.5.25

SPRG NO. 6938

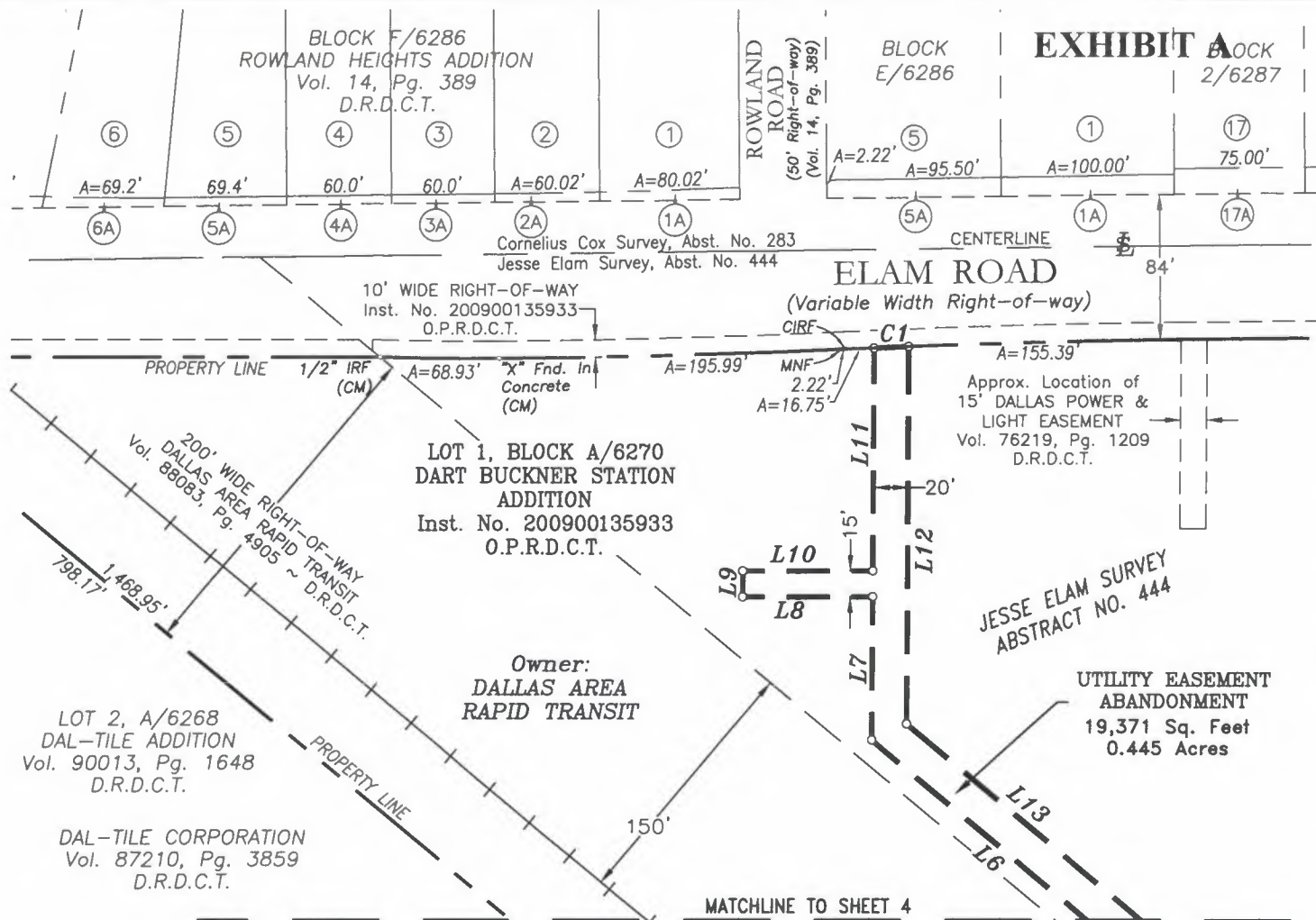
UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION
PART OF LOT 1, BLOCK A/6270
JESSE ELAM SURVEY, ABSTRACT NO. 444
CITY OF DALLAS, DALLAS COUNTY, TEXAS



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Stab	04/15/2025	1" = 100'
Job	Title	Sheet
2023-063	2023-063-EX-ABN1.DWG	4 of 6

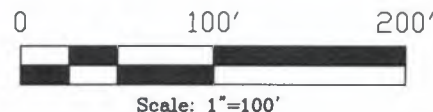


CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°11'52"	5,799.80'	20.02'	N 87°39'26" E	20.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°05'04" W	144.31'
L2	S 00°54'56" E	89.86'
L3	S 89°05'04" W	15.00'
L4	N 00°54'56" W	89.86'
L5	S 89°05'04" W	8.94'
L6	N 49°57'50" W	466.43'
L7	N 00°04'46" W	82.49'
L8	S 89°55'14" W	75.00'
L9	N 00°04'46" W	15.00'
L10	N 89°55'14" E	75.00'
L11	N 00°04'46" W	128.98'
L12	S 00°04'46" E	217.96'
L13	S 49°57'50" E	449.66'
L14	N 89°05'04" E	160.82'
L15	S 00°48'22" E	20.00'



SPRG USE ONLY

Reviewed by: M.M.

Date: 6.5.25

SPRG NO. 6938

UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION
PART OF LOT 1, BLOCK A/6270
JESSE ELAM SURVEY, ABSTRACT NO. 444
CITY OF DALLAS, DALLAS COUNTY, TEXAS



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10081300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale
Mark Stubb	04/15/2025	1" = 100'
Job	Title	Sheet
2023-063	2023-063-EX-ABN1.DWG	5 of 6

ADJOINING OWNER'S DEEDS:

EXHIBIT A

BLOCK A/6268

1. W. H. HODGES AND S. D. SPRINKLE - Vol. 2773, Pg. 212 ~ D.R.D.C.T.

BLOCK F/6286

1. MARIA CHINCHILLA - Vol. 95167, Pg. 3778 ~ D.R.D.C.T.
2. JUAN G. CABALLERO & MARIA C. CABALLERO - Inst. No. 201000015284 ~ O.P.R.D.C.T.
3. ALEJANDRO MARRON & TERESA MATA - Inst. No. 201600232937 & 202400257550 ~ O.P.R.D.C.T.
4. JUAN M. ARAGON FLORES - Inst. No. 200600191663 ~ O.P.R.D.C.T.
5. TERESA CORDOVA SALAS - Inst. No. 200600012535 ~ O.P.R.D.C.T.
6. SAUL NUNO & JACQUELINE ROCHA - Inst. No. 201800248203 ~ O.P.R.D.C.T.

BLOCK E/6286

1. IGLESIA ROCA ETERNA (0.50 Ac.) - Inst. No. 202500004181 ~ O.P.R.D.C.T.
5. MARIA N. ALCORTA - Inst. No. 201200101477 ~ O.P.R.D.C.T.

BLOCK 2/6287

17. MARIO BARRON AND SONIA BARRON - Vol. 99144, Pg. 2193 ~ D.R.D.C.T.

BLOCK C/6353

1. UNITED STATES POSTAL SERVICE - Vol. 96249, Pg. 5310 ~ D.R.D.C.T.

BLOCK B/6353

1. WHAT'S HOT FUN WORLD, LTD- Inst No. 202100018546 ~ O.P.R.D.C.T.

BLOCK 6354

1. KEY JOINT VENTURE - Vol. 2001057, Pg. 1456 ~ D.R.D.C.T.

STREET EASEMENT LIST:

BLOCK F/6286

- 1A. CITY OF DALLAS STREET EASEMENT - Vol. 699, Pg. 721 ~ D.R.D.C.T.
- 2A. CITY OF DALLAS STREET EASEMENT - Vol. 712, Pg. 1740 ~ D.R.D.C.T.
- 3A. CITY OF DALLAS STREET EASEMENT - Vol. 712, Pg. 1743 ~ D.R.D.C.T.
- 4A. CITY OF DALLAS STREET EASEMENT - Vol. 694, Pg. 1101 ~ D.R.D.C.T.
- 5A. CITY OF DALLAS STREET EASEMENT - Vol. 720, Pg. 1397 ~ D.R.D.C.T.
- 6A. CITY OF DALLAS STREET EASEMENT - Vol. 684, Pg. 970 ~ D.R.D.C.T.

BLOCK E/6286

- 1A. CITY OF DALLAS STREET EASEMENT - Vol. 684, Pg. 979 ~ D.R.D.C.T.
- 5A. CITY OF DALLAS STREET EASEMENT - Vol. 694, Pg. 1086 ~ D.R.D.C.T.

BLOCK 2/6287

- 17A. CITY OF DALLAS STREET EASEMENT - Vol. 4495, Pg. 216 ~ D.R.D.C.T.



RIGHT-OF-WAY DEDICATION LIST:

BLOCK A/6268

- 1A. CITY OF DALLAS - Vol. 4591, Pg. 356 ~ D.R.D.C.T.

BLOCK C/6353

- 1A. CITY OF DALLAS - Vol. 4248, Pg. 424 ~ D.R.D.C.T.
- 2A. DALLAS AREA RAPID TRANSIT - Inst. No. 200900133539 ~ O.P.R.D.C.T.

BLOCK B/6353

- 1A. CITY OF DALLAS - Vol. 3642, Pg. 464 ~ D.R.D.C.T.
- 2A. CITY OF DALLAS - Vol. 4118, Pg. 62 D.R.D.C.T.
- 3A. DALLAS AREA RAPID TRANSIT - Inst. No. 200600466183 ~ O.P.R.D.C.T.

SPRG USE ONLY

Reviewed by: M.M.

Date: 6.5.25

SPRG NO. 6938

LEGEND


P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
CM = Controlling Monument
Fnd. = Found
IRF = Iron Rod Found
CIRF = 1/2" Iron Rod Found, topped with red plastic cap, stamped "RPLS 4701"
MNF = Mag Nail Found with steel washer stamped "RPLS 4701"

REFERENCE BEARING:

The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, North Central Zone (4202) North American Datum of 1983. Adjustment Realization 2011.

A metes & bounds description of equal date accompanies this Easement Exhibit.

UTILITY EASEMENT ABANDONMENT
DART BUCKNER STATION ADDITION
PART OF LOT 1, BLOCK A/6270
JESSE ELAM SURVEY, ABSTRACT NO. 444
CITY OF DALLAS, DALLAS COUNTY, TEXAS

 RINGLEY & ASSOCIATES, INC. SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10081300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266		
Drawn by	Date	Scale
<i>Mark Hoob</i>	04/15/2025	1" = 100'
Job	Title	Sheet
2023-063	2023-063-EX-ABN1.DWG	6 of 6