

**DETENTION AREA EASEMENT  
BLOCK H/7557  
STONERIDGE BUSINESS PARK PHASE TWO  
JOHN STEPHENS SURVEY, ABSTRACT NO. 1303  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Exhibit B**

Being a 20,474 square foot (0.4700 acre) tract of land situated in the John Stephens Survey, Abstract No. 1303, City of Dallas, Dallas County, Texas, being a portion of Block H/7557, Stoneridge Business Park Phase Two, an addition to the City of Dallas recorded in Volume 86189, Page 4610, Deed Records, Dallas County, Texas, and being a portion of that tract of land described in a Special Warranty Deed to Uplift Education, recorded in Instrument No. 201000086067, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a chiseled "X" found for the south corner of a corner clip at the intersection of the north right-of-way line of Westfall Drive (a 64 foot right-of-way recorded in Volume 86189, Page 4610, Deed Records, Dallas County, Texas) and the west right-of-way line of Hampton Road (a variable width right-of-way recorded in Volume 72043, Page 1130, Volume 72043, Page 1147, Volume 71247, Page 208, Volume 72008, Page 1998, Deed Records, Dallas County, Texas), for the southerly southeast corner of said Block H/7557, from which a chiseled "X" found bears North 44°33'56" East, a distance of 21.21 feet being the northerly corner of said corner clip;

**THENCE** along the common line between said Block H/7557 and said Westfall Drive, the following bearings and distances:

South 89°33'56" West, a distance of 116.70 feet to a point for the beginning of a tangent curve to the right;

In a northwesterly direction along said tangent curve to the right, whose chord bears North 89°18'52" West a distance of 18.30 feet, having a radius of 468.00 feet, a central angle of 02°14'27", and an arc length of 18.30 feet to a point at the end of said tangent curve to the right;

**THENCE** over and across said Block H/7557, the following bearings and distances:

North 00°26'04" West, a distance of 21.15 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the **POINT OF BEGINNING**;

North 68°28'53" West, a distance of 103.35 feet to a 1/2" iron rod with yellow cap stamped "RLG INC" set for a corner;

(For SPRG use only)	
Reviewed By: _____	G.S.
Date: _____	12-15-22
SPRG No.:	6150

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**Exhibit B**

North 00°01'24" West, a distance of 194.26 feet to a 1/2" iron rod with yellow cap stamped "RLG INC" set for a corner;

North 87°56'19" East, a distance of 73.42 feet to a 1/2" iron rod with yellow cap stamped "RLG INC" set for the beginning of a tangent curve to the left;

In a northeasterly along said tangent curve to the left, whose chord bears North 84°14'01" East for a distance of 21.17 feet, having a radius of 163.77 feet, a central angle of 07°24'37", and an arc length of 21.18 feet to a 1/2" iron rod with yellow cap stamped "RLG INC" set for a corner;

South 00°26'04" East, a distance of 236.95 feet to the **POINT OF BEGINNING** containing 20,474 square feet or 0.4700 acres of land, more or less.

Basis Of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum OF 1983, Adjustment Realization 2011.



Brian R. Wade

RPLS No. 6098

10/20/2022

REVISED 12/02/2022



(For SPRG use only)	
Reviewed By:	<u>  G.S.  </u>
Date:	<u>  12-15-22  </u>
SPRG No.:	6150



25' UTILITY & DRAINAGE  
EASEMENT & BUILDING LINE  
VOL. 86189, PG. 4610  
D.R.D.C.T.

**Exhibit B**

BLOCK H/7557  
STONERIDGE BUSINESS PARK  
PHASE TWO  
VOLUME 86189, PAGE 4610  
D.R.D.C.T.

UPLIFT EDUCATION  
INST. NO. 201000086067  
O.P.R.D.C.T.

JOHN STEPHENS SURVEY,  
ABSTRACT NO. 1303

$\Delta=7'24'37''$   
 $R=163.77'$   
 $L=21.18'$   
 $CB=N84'14'01''E$   
 $CD=21.17'$

**LEGEND**

- ..... EASEMENT LINE
- ..... PROPERTY LINE LINE
- ..... EASEMENT LINE
- CMF ..... CHISELED "X" FOUND
- (CM) ..... CONTROLLING MONUMENT
- YCIRS ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TX
- INST. NO. .... INSTRUMENT NUMBER
- VOL., PG. .... VOLUME, PAGE

YCIRS YCIRS YCIRS

194.26'  
N00°01'24"W  
DETENTION AREA EASEMENT  
20,474 SQUARE FEET  
0.4700 ACRES

236.95'  
S00°26'04"E  
DRAINAGE & DETENTION  
AREA EASEMENT  
VOL. 2000145, PG. 01134  
D.R.D.C.T.

$\Delta=2'14'27''$   
 $R=468.00'$   
 $L=18.30'$   
 $CB=N89'18'52''W$   
 $CD=18.30'$

N44°33'56"E  
21.21'

S89°33'55"W  
116.70'

HAMPTON ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 72043, PG. 1130, VOL. 72043, PG. 1147,  
VOL. 71247 PG. 208, VOL. 72008 PG. 1998, D.R.D.C.T.)

5' DALLAS POWER  
& LIGHT EASEMENT  
VOL. 82232, PG. 381  
D.R.D.C.T.  
CMF (CM)  
POINT OF COMMENCING  
CMF (CM)

BRIAN R WADE, RPLS NO. 6098  
10/20/2022  
REVISED 12/02/2022



BASIS OF BEARINGS: STATE PLANE  
COORDINATE SYSTEM, TEXAS NORTH N00°26'04"W  
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

WESTFALL DRIVE  
(64' RIGHT-OF-WAY)  
(VOL. 86189, PG. 4610, D.R.D.C.T.)

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)  
Reviewed By: GS  
Date: 12-15-22  
SPRG NO.: 6150

SCALE	1" = 60'	DATE	9/1/2022	SHEET	3 OF 3
JOB NO.	2211.020	E-FILE	2111.020DE	DWG NO.	27,982X