

STORM SEWER EASEMENT ABANDONMENT

Lot 9, Block 1/645, of the Convent Addition,
Lot 8, Block 1/645 of the T.J. Smith Subdivision,
and Lot 35, Block 4/642 of the W.H. Knox Addition,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,948 square feet or 0.0447 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas; and being a Storm Sewer Easement (by use and occupation), no record document found, said tract being a portion of Lot 9, Block 1/645, of the Convent Addition, an Addition to the City of Dallas recorded in Volume 93, Page 628, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of Lot 8, Block 1/645, out of the T.J. Smith Subdivision, an Addition to the City of Dallas recorded in Volume 250, Page 286, D.R.D.C.T, also being a portion of Lot 35, Block 4/642 out of the W.H. Knox Addition, an Addition to the City of Dallas recorded in Volume 277, Page 361, D.R.D.C.T., and also being a portion of that certain tract of land as described in Special Warranty Deed with Vendor's Lien to Apple Street Investments, LLC, recorded in Instrument Number 202100172983 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described as follows:

COMMENCING (P.O.C.) at a an 80D nail found in the southwest right-of-way line of Apple Street, formerly known as Lucille Street, a 50-foot-wide right-of-way as shown on plat of said Convent Addition, same being the north corner of said Lot 35, Block 4/642, of said W.H. Knox Subdivision, same being the north corner of said Apple Street Investment Tract, same being the east corner of Lot 34, Block 4/642, of said W.J. Knox Subdivision, and also being the east corner of that certain tract of land described in Deed to AT&T Corp recorded in Instrument Number 200600143472, O.P.R.D.C.T.;

THENCE South 45 degrees 56 minutes 19 seconds East, with the common line between the southwest right-of-way line of said Apple Street and the northeast line of said Lot 35 and said Apple Street Investments Tract, a distance of 53.03 feet to a **POINT OF BEGINNING (P.O.B.)**;

THENCE South 45 degrees 56 minutes 19 East, continuing with the common line between the southwest right-of-way line of said Apple Street and the northeast line of said Lot 35 and said Apple Street Investments Tract, a distance of 10.00 feet, from which a found 4-inch brass disc stamped "S.W.B. TEL. CO." bears South 45 degrees 56 minutes 19 seconds East, a distance of 23.11 feet, and South 55 degrees 46 minutes 13 seconds West a distance of 8.23 feet;

THENCE South 44 degrees 40 minutes 21 seconds West, departing the common line between the southwest right-of-way line of said Apple Street and the northeast line of said Lot 35 and said Apple Investments Tract, over and across said Lot 35, and aforesaid Lots 8 and 9, a distance of 215.65 feet, to the southeast right-of-way line of Caddo Street, formerly known as Knox Street, a 50-foot right-of-way, as shown on plat of said T.J. Smith Subdivision;

THENCE North 13 degrees 25 minutes 09 seconds East, with the common line between the southeast right-of-way line of said Caddo Street and said Lot 8, a distance of 13.98 feet to a 4-inch brass disc stamped "S.W.B. TEL. CO." found for corner;

THENCE North 43 degrees 46 minutes 00 seconds East, continuing with the common line between the southeast right-of-way line of said Caddo Street and said Lot 8, a distance of 45.54 feet to the north corner of said Lot 8, same being the east corner of said Lot 9;

(FOR SPRG USE ONLY)
REVIEWED
BY: <u>G.S</u>
DATE: <u>9-15-22</u>
SPRG NO: <u>5887</u>



8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231

STORM SEWER EASEMENT ABANDONMENT

Lot 9, Block 1/645, of the Convent Addition,
Lot 8, Block 1/645 of the T.J. Smith Subdivision,
and Lot 35, Block 4/642 of the W.H. Knox Addition,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 55 degrees 26 minutes 17 seconds East, with the common line between the southeast right-of-way line of said Caddo Street and said Lot 9, a distance of 8.46 feet to the south corner of said Lot 35;

THENCE North 45 degrees 59 minutes 58 seconds West, with the common line between the southeasterly right-of-way line of said Caddo Street and said Lot 35, a distance of 3.61 feet;

THENCE North 44 degrees 40 minutes 21 seconds East, departing the common line between the southeasterly right-of-way line of Caddo Street and said Lot 35, over and across said Lot 35, a distance of 149.80 feet, to the **POINT OF BEGINNING** and containing **1,948 square feet** or **0.0447 acre** of land more or less.

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

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

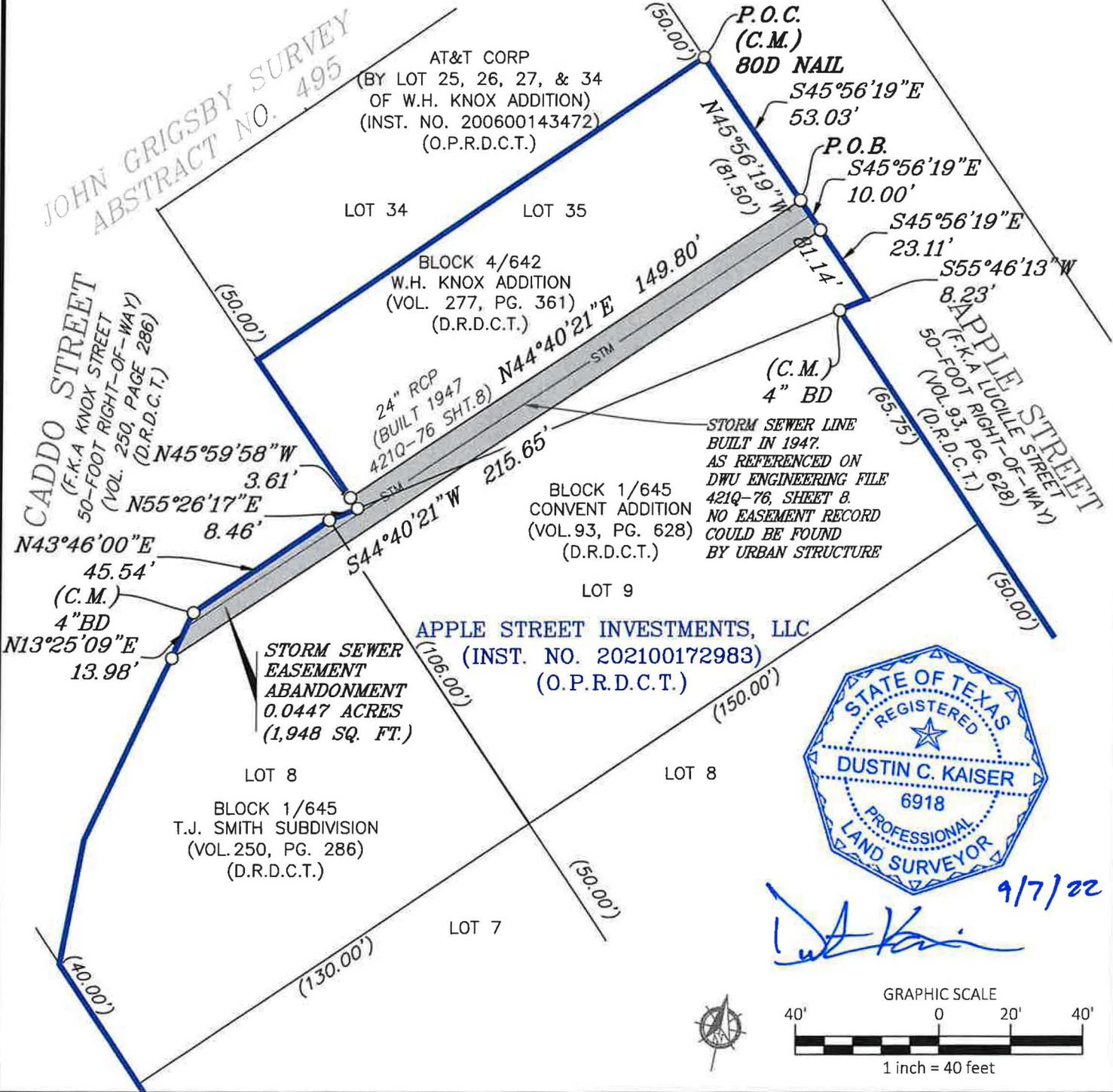
 9/7/22
Dustin C. Kaiser 09/07/2022
Texas Registered Professional Land Surveyor No. 6918
Urban Structure
TBPLS Firm No. 10194610



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**STORM SEWER EASEMENT
ABANDONMENT**

Lot 9, Block 1/645, of the Convent Addition,
Lot 8, Block 1/645 of the T.J. Smith Subdivision,
and Lot 35, Block 4/642 of the W.H. Knox Addition
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

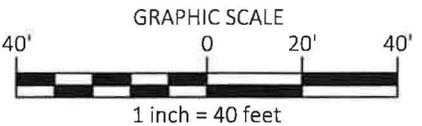


BLOCK 1/645
CONVENT ADDITION
(VOL. 93, PG. 628)
(D.R.D.C.T.)

APPLE STREET INVESTMENTS, LLC
(INST. NO. 202100172983)
(O.P.R.D.C.T.)



[Signature] 9/7/22



PLOTTED ON: 9/6/2022 5:28 PM

 8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231 Firm Registration #10194610 • www.urbanstruct.com • 214.295.5775	LEGEND	GENERAL NOTES	(FOR SPRG USE ONLY)
	○ BOUNDARY/LOT CORNER VOL., PG. VOLUME, PAGE IRF IRON ROD FOUND BD BRASS DISC STAMPED "SWB TEL CO" P.O.B POINT OF BEGINNING P.O.C POINT OF COMMENCING P.O.E POINT OF EXIT C.M. CONTROLLING MONUMENT INST. NO. INSTRUMENT NUMBER (XX XX') RECORD DISTANCES D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE 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.	REVIEWED BY: <u>G.S.</u> DATE: <u>9-15-22</u> SPRG NO: <u>5887</u>
		ISSUE DATE: 09/06/2022	PROJECT NO. 20573
			PAGE 3 OF 3

WASTE WATER EASEMENT ABANDONMENT

Lot 7 & 8, Block 1/645, of the Convent Addition,
Lot 6 & 7, Block 1/645 of the T.J. Smith Subdivision,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,800 square feet or 0.0643 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 Lots 7 & 8, Block 1/645, of the Convent Addition, an Addition to the City of Dallas recorded in Volume 93, Page 628, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being a portion of Lots 6 & 7, Block 1/645 out of the T.J. Smith Addition, an Addition to the City of Dallas recorded in Volume 250, Page 286, D.R.D.C.T, and also being a portion of that certain tract of land as described in Special Warranty Deed to Apple Street Investments, LLC recorded in Instrument Number 202100172983 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described as follows:

COMMENCING (P.O.C.) at a 4-inch brass disc stamped "S.W.B. TEL. CO." found for the north corner of Lot 9, Block 1/645, of said Convent Addition, same being in the northeast line of said Apple Street Investments Tract and in the southwest right-of-way line of Apple Street, formerly known as Lucille Street, a 50-foot-wide right-of-way as shown on plat of said Convent Addition;

THENCE South 45 degrees 27 minutes 51 seconds East, with the common line between the northeast line of said Apple Street Investments Tract and the southwest right-of-way line of said Apple Street, and with the common northeast line of Lots 9 and 8 of said Convent Addition, a distance of 113.96 feet to the **POINT OF BEGINNING (P.O.B.)**;

THENCE South 45 degrees 27 minutes 51 seconds East, continuing with the common line between the northeast line of said Apple Street Investments Tract and the southwest right-of-way line of said Apple Street, and with the common northeast line of Lots 8 and 7 of said Convent Addition, a distance of 10.00 feet;

THENCE South 43 degrees 30 minutes 10 seconds West, departing the southwest right-of-way line of said Apple Street, over and across Lot 7 of said Convent Addition, and Lot 6 of aforesaid T.J. Smith Addition, and said Apple Street Investments Tract, a distance of 280.05 feet to the common southwest line of said Apple Street Investments Tract and the southwest line of said Lot 6, and being in the northeast line of Caddo Street, formerly known as Knox Street, a 50-foot right-of-way as shown on as shown on the plat of said T.J. Smith Addition;

THENCE North 45 degrees 27 minutes 51 seconds West, with the common line between the southwest line of said Apple Street Investments Tract and the northeast line of said Caddo Street, and with the common southwest line of Lots 6 and 7 of said T.J. Smith Addition, a distance of 10.00 feet, from which a found 1/2-inch iron rod found for reference bears North 45 degrees 27 minutes 51 seconds West, a distance of 87.15 feet, North 01 degree 07 minutes 47 seconds West, a distance of 35.00 feet, and North 13 degrees 25 minutes 09 seconds East, a distance of 69.78 feet;

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REVIEWED	
BY:	<u>CS</u>
DATE:	<u>9-15-22</u>
SPRG NO:	<u>5888</u>



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Lot 6 & 7, Block 1/645 of the T.J. Smith Subdivision,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

THENCE North 43 degrees 30 minutes 10 seconds East, departing the southwest right-of-way line of said Caddo Street, over and across Lot 7 of said T.J. Smith Addition, and Lot 8 of aforesaid Convent Addition, and said Apple Street Investments Tract, a distance of 280.05 to the **POINT OF BEGINNING** and containing **2,800 square feet** or **0.0643 acre** of land more or less.

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

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



[Handwritten Signature] 9/7/22

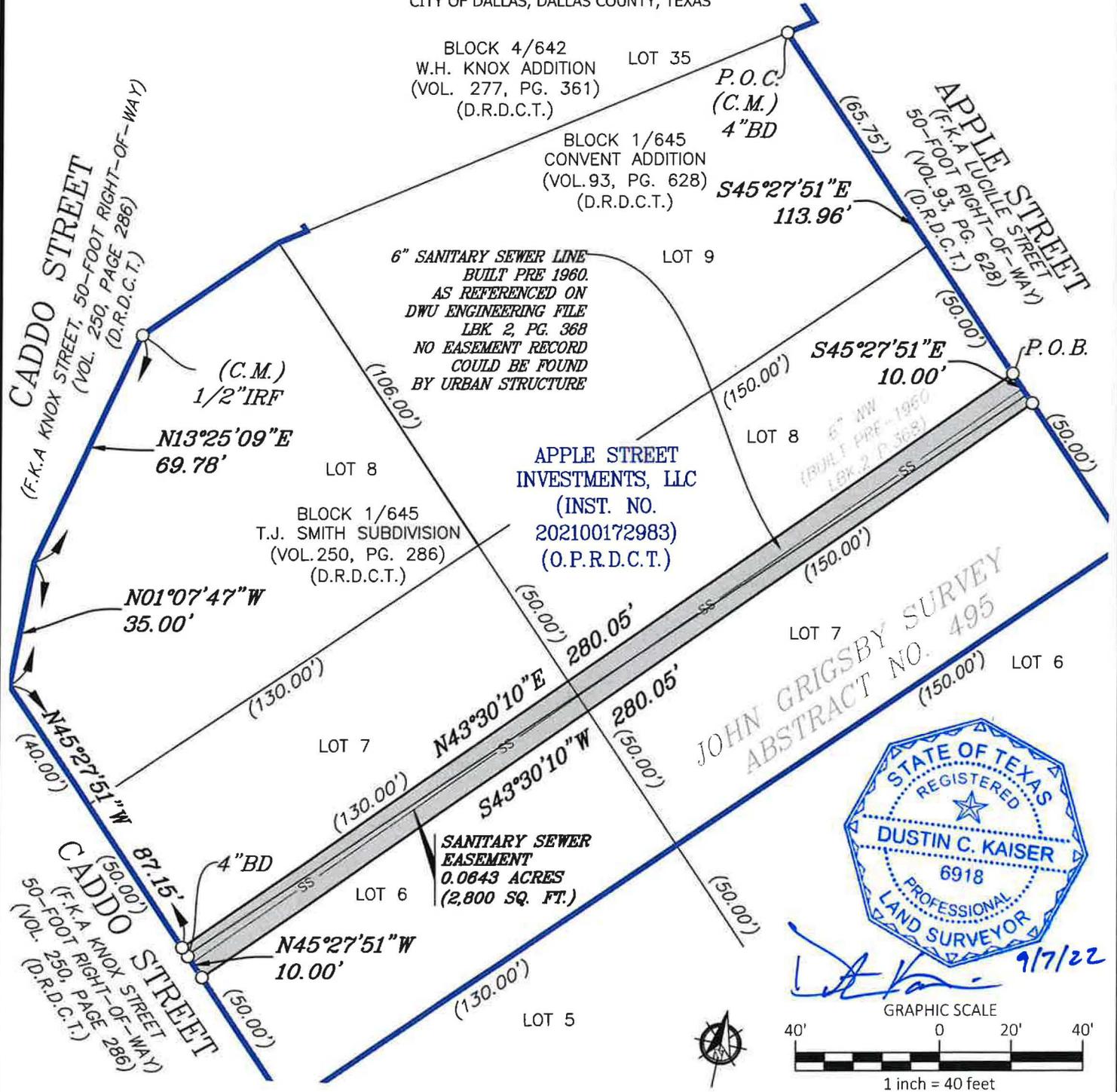
Dustin C. Kaiser 09/07/2022
Registered Professional Land Surveyor No. 6918
Urban Structure
TBPLS Firm No. 10194610

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Lot 6 & 7, Block 1/645 of the T.J. Smith Subdivision,
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



Dustin C. Kaiser 9/7/22
GRAPHIC SCALE
40' 0 20' 40'
1 inch = 40 feet

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

LEGEND	
○	BOUNDARY/LOT CORNER
VOL., PG.	VOLUME, PAGE
IRF	IRON ROD FOUND
BD	BRASS DISC STAMPED "S.W.B. TEL. CO."
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.E.	POINT OF EXIT
C.M.	CONTROLLING MONUMENT
INST. NO. (XX XX')	INSTRUMENT NUMBER RECORD DISTANCES
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES
1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE 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.
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